

HANOVER TOWNSHIP, LEHIGH COUNTY
PLANNING COMMISSION MEETING

May 20, 2014
7:30 P.M.

Present: Baillie; Bean; Hess; Paulus; Keim; Thomas; Trexler; Susan G. Maurer,
Ryan Christman; Sandra A. Pudliner; Vicky Roth

Absent: 0

Attendance: 5

Approval of Minutes: January 13, 2014 Planning Commission Meeting

Motion: I move we waive the reading of the Minutes of the January 13, 2014
Reorganization Meeting and accept same as presented.

Bean, Baillie: Moved and Seconded Unan.

It should be noted that Mr. Keim was not present for this vote but arrived a little
later in the meeting.

Correspondence: None.

New Business:

1. Bill No. 2014-07, An Ordinance Amending the Zoning Map of Hanover Township Changing the Classification of Certain Land East of the Lehigh River and West of the Railroad Tracks of Pennsylvania Lines, LLC from Limited Use (LU) to Planned Industrial Office (PIO) (Review and Recommendation)

Attorney James Pfeiffer and Robert J. Cox, P.E. appeared before the Planning Commission on behalf of their client, J.O. Krapf & Sons. The Krapf family was also in attendance at the meeting. Mr. Cox advised the Planning Commission they are before them this evening to request a change in zoning from Limited Use to Planned Industrial Office for the Krapf property off of Dauphin Street in Hanover Township, Lehigh County. Mr. Cox presented the Board with a number of diagrams and photos relative to the property. The Board also viewed a sketch plan of the area in question. Mr. Cox advised the Hanover Township Planning Commission that his clients desire the zoning change so that as the site matures the property can

be utilized for other businesses permitted in the Planned Industrial Office District. He likened this area to the Allentown water front area. Mr. Thomas questioned Mr. Cox as to whether or not there are any current plans for the property and Mr. Cox indicated that there are not. Mr. Cox handed out to the Board pictures taken of the site in question. He noted that the photos show that site is getting mature and flattening out. It should be noted that at this point in the meeting Mr. Keim arrived.

It was noted that the Township Engineer was consulted and had no problems with the zoning change. The Township Manager/Zoning Officer commented that the current operation which is a mining of the slag is a permitted use in the Planned Industrial Office District. Mrs. Pudliner also noted that notice had been provided to all adjacent property owners and that they had an opportunity to appear here to inquire as to this matter but as the Board can see no one has come to this meeting. Mr. Keim noted that this property had a history and his recollection was that when the slag was removed in its entirety the Township was to receive the property as a donation from the then property owner for park purposes. The Township Manager noted that the Township had some time ago researched the records to determine if there was any such case to be made with respect to the park issue but that there was nothing in the records or on the deed to indicate that the property was to be donated to the Township. Since that time, Mrs. Pudliner noted there have been different owners of the property. There was some discussion with respect to a strip of property in that area which represents railroad right-of-way and consideration being given to also rezoning that area. The Township Manager/Zoning Officer commented that whoever that property owner is has never been consulted with respect to any proposed zoning change. Mr. Cox and Attorney Pfeiffer indicated that being the case that all they are requesting from the Board is the rezoning of their client's property. In resolution of this matter, the Board made the following Motion:

Motion: I move that the Hanover Township Planning Commission recommends to the Hanover Township Council approval of Bill No. 2014-07, An Ordinance Amending the Zoning Map of Hanover Township Changing the Classification of Certain Land East of the Lehigh River and West of the Railroad Tracks of Pennsylvania Lines, LLC from Limited Use (LU) to Planned Industrial Office (PIO).

Thomas, Paulus: Moved and Seconded

Unan

Adjournment:

Motion: I move we adjourn this meeting of the Hanover Township Planning Commission at 7:50 P.M.

Paulus, Baillie: Moved and Seconded

Unan.

Respectfully submitted,

Patricia A. Paulus, Secretary
Hanover Township Planning Commission