

**MINUTES**  
**UPPER SAUCON TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**Tuesday, March 6, 2018 - 6:30 p.m.**  
**Township Municipal Building**

**Call to Order/Pledge of Allegiance**

Ms. Falcone called the meeting to order at 6:31 p.m. with the reciting of the Pledge of Allegiance.

**Members Present:**            **Samantha Falcone, Chair**  
   **Gerry Anthony, Vice Chair**  
   **Dennis Aranyos**  
   **George Bloeser**  
   **Bryan Macfarlane**  
   **Antonio Roman**

**Staff Attending:**            **Trisha Lang, Secretary/Director of Community Development**  
   **Thomas Dinkelacker, Township Solicitor**  
   **Kevin Chimics, Township Engineer**

**Minutes**

The minutes of the February 6, 2018 meeting were reviewed and approved.

**Subdivision and Land Development Reviews**

**Preliminary/Final Subdivision Plan for 4777 Saucon Creek Road #2015-12**

This project proposes the subdivision of an existing 4.42 acre lot currently occupied by the Red Door Learning Center into two lots; creating a vacant, 1.65 acre site for future development. Representatives for the project included Jason Buchta of Ott Consulting, Inc. and Joe Perrotta, representing Fig Tree Holdings, LLC owner of the property.

Mr. Buchta provided the Commission with a short summary of the proposal which was previously tabled by the Commission after review at their meeting on November 20, 2015. The resubmission of the proposal for consideration at this Planning Commission meeting included a Natural and Cultural Features Report as well as a Carbonate Assessment Report that were not previously provided.

A review of this new information by the Township's geo-technical consultant Kent Littlefield, identified that some known and some potential karst features had not been included and that information on the Plan was not wholly consistent with information provided in the Report. Further, due to the required isolation distances from these features, the impact on future development of the site was unknown. Given the potential impact to the future building potential of the proposed lot, Commission members were uncomfortable moving the proposal forward without some representation that the site could accommodate building, parking, and stormwater infrastructure without the need for relief from the applicable regulations.

The SALDO requires that the conceptual location of future buildings be identified in the form of a sketch plan in order to avoid the potential creation of a lot that would not meet the applicable criteria for development. As a result, the Commission acted to table further consideration of the plan until, at a minimum, the karst features are accurately depicted on the Plan with the applicable required setbacks such that the Commission could be assured of the development potential of the site.

### **Discussion**

A draft of an ordinance to amend Section 464 (Non-Commercial Keeping of Livestock) of the Township's adopted Zoning Ordinance was presented to the Planning Commission for discussion. Previous drafts of the ordinance were presented to the Planning & Zoning Committee after the Township received a request to consider allowing the keeping of chickens in the R-2 Suburban Residential Zoning District. The Planning & Zoning Committee recommended moving the draft forward for further discussion and recommendation by the Planning Commission.

Staff summarized the history of the request and the means by which the proposed language of the draft ordinance was developed. Staff urged the Commission to first consider whether it would be appropriate to introduce this land use to the R-2 Suburban Residential Zoning District and, if so, to then consider whether the draft ordinance provided appropriate regulations for the use.

Some Commission members reported apprehension about opening the R-2 zone to this agricultural use while others voiced concerns over the one (1) acre minimum lot size and others indicated no worries with the concept or the proposal. Questions included the need for fencing or screening, the ability and effort needed to enforce the proposed ordinance, interest in what neighboring communities allowed, and whether larger setbacks or larger lot sizes would be most effective in protecting neighboring properties.

The Commission members could reach no consensus on a recommendation regarding the proposed amendment and requested additional time to consider the issue.

### **Adjournment**

There being no further business, the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for April 3, 2018, at 6:30 p.m.

Respectfully submitted,

Patricia Lang,  
Secretary