

MINUTES
UPPER SAUCON TOWNSHIP PLANNING COMMISSION
Tuesday, September 1, 2020 - 6:30 p.m.
Township Municipal Building

Virtual Meeting

Call to Order/Pledge of Allegiance

Ms. Falcone called the meeting to order at 6:31 p.m.

Members Present: **Samantha Falcone, Chair**
 Dennis Aranyos
 George Bloeser
 Rod Chirumbolo
 Bryan Macfarlane
 Antonio Roman

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

Board of Supervisors Meeting Actions

Ms. Falcone identified the Board's conditional approval of the Calvary Bible Fellowship Land Development Plan and the Old Saucon Phase 2 Subdivision Plan at their July 13, 2020 meeting as well as the conditional approval of the Lanark III Lot Consolidation and Land Development Plan at their August 10, 2020 meeting.

Minutes

The minutes of the July 7, 2020 meeting were reviewed and, after the addition of discussion items for the Estates at Saucon Valley project by Chairperson Falcone, the minutes were unanimously approved. Commission member Aranyos abstained due to his absence at the July 7, 2020 meeting.

Subdivision and Land Development Reviews

None

Public Comment

None

Discussion

Presentation by April Showers of JMT, Inc highlighting the contents and issues covered in the draft of the update to the Comprehensive Plan. Ms. Showers provided power point slides to

detail the topics covered in each Chapter of the Plan concluding with information on some key targets for 2040.

Commission members were provided an opportunity to ask questions about the information presented on the Plan, although it is anticipated that a more in-depth discussion of the Plan will be on the agenda for the Commission's next meeting on October 6, 2020. Commission member Bloeser provided the following feedback:

- The Executive Summary and the Plan should be bound separately rather than in the same document.
- All acronyms should be identified
- The Future Land Use Map includes too many areas designated for Village Center
- Table 11 on page 36 should include a line for a community center
- The accuracy of the public access categorization related to the swimming pool at the Living Memorial Park and the Swim in Zone was questioned
- Identified the location of an historic structure that should be included on the list of cultural resources [4199 Lanark Road]
- Identified his concern that the Plan was too large.

The public registered to attend the virtual meeting was also invited to ask Ms. Showers questions. Supervisor Phil Spaeth requested clarification on the basis for "the numbers" in Chapter 11 – Implementation, and suggested that the performance metrics under the topic Air Quality include language that would discourage open burning and using drums to burn garbage.

There was some discussion regarding the timing for the Commission's further review and development of a recommendation to the Board of Supervisors and Ms. Showers was thanked for the presentation.

Ordinance 141-T Amendment to the Zoning Ordinance regulations related to Nursing, Rest and Retirement Homes (NRRH) and Medical Residential Campus (MRC)

Staff identified the purpose and intent of proposed Ordinance 141-T which would clarify the existing regulations related to NRRH and MRC. Specific revisions include the addition of bulk regulations for NRRH when located in an R-2 zoning district as well as definitions for the terms: Senior Independent Living Facility, Care Beds, Medical Residential Campus, and Nursing, Rest or Retirement Homes.

Questions raised by Commission members related to the applicable setbacks for parking, as well as loading, delivery and dumpster areas, and the amount of visitor parking required. Staff agreed to make the appropriate changes with regard to these concerns and the Commission voted unanimously to recommend approval of Ordinance 141-T to the Board of Supervisors.

Adjournment

There being no further business, the meeting adjourned at 7:57 p.m. The next regular meeting is scheduled for October 6, 2020, at 6:30 p.m.

Respectfully,

Patricia Lang
Director of Community Development