STOCKERTOWN BOROUGH PLANNING COMMISSION MEETING Meeting Minutes of Planning Commission Meeting held

Tuesday, April 25, 2023 at 7:00 pm at the Stockertown Borough Municipal Building

Meeting called to order by Sean Dooley.

Attendance: (Y=yes	NR=No with Reg	ets N=No)	
Planning Commission		Borough Staff	
Sean Dooley	<u>Y</u>	John Soloe, Zoning Officer	_ <u>NR</u>
Bryce Good	<u>Y</u>	Gary N. Asteak, Esq., Borough Solicitor NR	
A. Joseph Gosnell	<u>Y</u>	Charles Unangst, Hanover Engir	neering <u>NR</u>
Kathleen Zdonowski	_NR_		
Public Comment on	Non-Agenda Item	: No one from the public was in	attendance.
Minutes:			
Minutes of Jo	anuary 17, 2023	Approved <u>_3-0</u> A	pproved as noted Tabled
Motion by:	Bryce Good	Seconded by: <u>A. Jose</u> r	oh Gosnell

Old Business:

Grandview Estates – Preliminary Subdivision Plan: TABLED UNTIL FURTHER NOTICE 103 Commerce Way, Sunoco Truck Parking Expansion Proposal: TABLED UNTIL FURTHER NOTICE Stockertown Flex Center Warehouse Proposal: APPLICATION WITHDRAWN (due diligence period ended, Lezzer Lumber continuing with previously approved application)

Zoning Map, District, and Ordinance Review

The following handouts were provided to the PC members and discussed during the meeting:

- Stockertown Zoning Map.
- Stockertown Parcel Map.
- Stockertown Future Land Use Map.

No meetings held in February and March 2023 – lack of quorum.

- Stockertown Natural Resource Map.
- Stockertown Parks, Recreation and Open Space Map.
- Upper Nazareth Township Internal Draft Land Use Table.
- Allentown Zoning Ordinance Index to Permitted Uses.
- Knowledge Group Comments from NORCO Freight Roundtable 7/18 and 7/25/22.

The following is a summary of the items discussed during the meeting and to ponder for future meetings. The plan is to eventually provide a refined list of items to the Borough Council.

- Consideration should be given to the environment.
 - Preservation of woodlands should be key
 - An evaluation of the larger wooded parcels and areas within the Borough was completed
 - Thoughts could be given to providing incentives for denser development to preserve woodlands

- The steep slope ordinance is something that needs to be reviewed to determine if it can be applied appropriately
- Agricultural Protection Parcel(s) were discussed
 - Understanding of how these areas should be zoned needs to be considered
 - A discussion was had on how Low Impact Development could tie into these areas
- Discussions around the Rod and Gun Club parcel and surrounding lands included protecting for the future
 - o Borough owned land
 - o Conservation Easements?
- Discussions surrounding the larger parcels within Borough included how they should be zoned and what considerations need to be given to them for the future
 - Cheese Factory parcel
 - o Farmland parcels

New Business: None

Parcel above Long's Development

Adjournment:	
Motion by: <u>A. Joseph Gosnell</u>	Seconded by: <u>Bryce Good</u>
Yea <u>3</u> Nay <u>0</u> Passed: <u>Y</u>	