



DR. CHRISTOPHER R. AMATO
Chair

CHRISTINA V. MORGAN
Vice Chair

ARMANDO MORITZ-CHAPELLIQUEN
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

COMPREHENSIVE PLANNING COMMITTEE MEETING
Tuesday, February 20th, 2024, 12:00 noon
AGENDA

THE MEETING CAN BE ACCESSED AT <https://tinyurl.com/LVPC2024> OR VIA PHONE 610-477-5793 Conf ID: 928 251 831#.

Roll Call

Courtesy of the Floor

Ordinance/Plan Reviews and Information:

1. *ACTION ITEM*: City of Allentown – Land Use of Regional Significance – Muhlenberg College Seegers Union Building Expansion (JD)
2. *ACTION ITEM*: Hanover Township – Land Use of Regional Significance – Lehigh Valley International Airport Hotel (BGR)
3. *ACTION ITEM*: Hanover Township (NC) – Zoning Ordinance Amendment – Conditional Uses in the Airport Flightpath Highway Business District (JS)

Communications and Training:

1. Pennsylvania Municipal Planning Educational Institute (PMPEI) (SN)
 - a. Zoning Administration: May 2, 9, and 16, from 5:30-9:00 PM
 - b. Subdivision and Land Development: September 9, 16, 23, from 5:30-9:00 PM
 - c. Community Planning: October 9, 16, and 23, from 5:30-9:00 PM
 - d. Registration and more information at www.lvpc.org/lvga

Next Comprehensive Planning Committee Meeting:
March 26, 2024, at 12:00 pm



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February 09, 2024

Ms. Jennifer Gomez, Director of Planning and Zoning
City of Allentown
435 Hamilton St.
Allentown, PA 18101

**Re: Muhlenberg College Seegers Union Building Expansion – Land Use of Regional Significance
City of Allentown
Lehigh County**

Dear Ms. Gomez:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, under the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be on:

- LVPC Comprehensive Planning Committee Meeting:
 - February 20, 2024, at 12:00PM
 - <https://lvpc.org/lvpc-meetings>
- LVPC Full Commission Meeting:
 - February 22, 2024, at 7:00PM
 - <https://lvpc.org/lvpc-meetings>

The subject application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Educational Facility category. The subject applicant proposes a three-story, 35,150-square-foot expansion of Seegers Union student center on the Muhlenberg College campus at 2400 Chew Street. The project proposes new pedestrian and utility/stormwater infrastructure improvements and adds an outdoor seating area.

The LVPC offers the following comments:

Background

According to the General Land Use Plan outlined in *FutureLV: The Regional Plan*, this property is within a development area which are areas that have most or all the factors needed to support growth. The proposed property contains sufficient sewer and transportation infrastructure capacity to accommodate additional development. The

35,100-square-foot addition to Seegers Union student center is not expected to increase the number of students or visitors to Muhlenberg College.

Pedestrian Accessibility

The LVPC applauds the pedestrian safety measures like crosswalks and bountiful sidewalks from the parking area to the new building expansion. The additional crosswalks 'provide a safe, well-maintained transportation network to move people' (Policy 2.2). The proposed interconnected sidewalks and inclusion of an ADA compliant ramp and parking spaces helps 'ensure transportation accessibility for all persons' (of Policy 5.2).

The proposed expansion is directly adjacent to two Lehigh and Northampton Transportation Authority (LANTA) bus stops that will continue to operate in their existing locations. The pedestrian network and proposed improvements will 'improve connections between mass transit and pedestrian and bicycle infrastructure' (of Policy 2.3).

Sustainable Energy

The proposed green roof is a valued addition to the development and encourages 'sustainable building, site design and community design practices' (of Policy 3.4). The United States Environmental Protection Agency (EPA) describes a green roof as a vegetative layer on top of a structure that helps reduce temperatures of the building and surrounding air. More detail is encouraged on the plan about what the green roof entails and may look like. The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize environmental impacts of development' (Policy 3.1), such as geothermal energy systems, solar panels and greywater reuse for irrigation and plumbing.

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Joseph Dotta
Regional Planner

cc:

Richard Waligora, Applicant; Jason Schweyer, Project Engineer/Surveyor; Garrett Cook, City Engineer; Bradon Jones, Associate Planner; Jesse Sadiua, Senior Planner; Priscilla Reyes, Assistant Planner; David Petrik, Deputy Director of Public Works; Denjam Khadka, LVPC Senior Civil/Environmental

Engineer; Steve Neratko, LVPC Chief Community and Regional Planner; Geoffrey A. Reese, PE, LVPC Master Planner and Engineer



Lehigh Valley Planning Commission

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BECKY A. BRADLEY, AICP
Executive Director

February 6, 2024

Mr. Mark Thomas, Chair
Hanover Township Planning Commission
2202 Grove Road
Allentown, PA 18109

**Re: Lehigh Valley International Airport Hotel – Land Use of Regional Significance
Hanover Township
Lehigh County**

Dear Mr. Thomas:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, under the requirements of the Pennsylvania Municipalities Planning Code (MPC). Both meetings will be on:

LVPC Comprehensive Planning Committee Meeting:

February 20, 2024, at 12:00PM

- <https://lvpc.org/lvpc-meetings>

LVPC Full Commission Meeting:

February 22, 2024, at 7:00PM

- <https://lvpc.org/lvpc-meetings>

The application is considered a Land Use of Regional Significance under *FutureLV: The Regional Plan* in the Airports category. The proposed land development is for a hotel to be developed in two phases. Phase one will be the construction of 22,356 square feet with 145 rooms and associated parking. Phase two will be a 4,108-square-foot addition to the structure adding 28 additional rooms for a grand total of 26,464 square feet with 173 rooms at 3311 Airport Road (PIN 641819088171).

The LVPC offers the following comments:

The Lehigh and Northampton Transportation Authority (LANTA)

LANTA currently provides public transportation directly to the project site, with an existing bus stop at the bus terminal platform located approximately 400 feet directly south of the proposed hotel site.

LANTA has no plans to extend bus service to the proposed hotel site, however, LANTA appreciates the efforts to include a pedestrian network from the proposed hotel to the existing pedestrian network on the site for a passenger to navigate safely to the bus terminal.

The LVPC strongly recommends an extension to the existing pavement-marked pedestrian network be added leading from the hotel. This would provide a safe and clear walkway for pedestrians to use when accessing the bus stop, and when accessing the airport from the hotel and would 'promote safe and secure community design' (Policy 5.1).

The LVPC recommends that follow-up be made with LANTA Transportation/Land Use planner Molly Wood at mwood@lantabus-pa.gov.

Transportation

The LVPC recommends that a truck turning template or schematic be developed to show how the largest emergency vehicle can access the site. The LVPC also recommends that the municipality and associated emergency services confirm the access configuration to meet emergency services needs for response to the hotel.

It may be of interest for the airport emergency service to be able to have access to the hotel portion for response by their onsite services as part of a collaborative emergency management strategy. The LVPC recommends collaboration as part of Policy 5.1 'to promote safe and secure design and emergency management'.

There are no oversized parking spaces depicted on the plans for the hotel and the LVPC recommends that one or more oversized parking spaces be provided given the proximity to U.S. Route 22. This would support Policy 2.4 to 'expand truck parking options'.

Airport Road in this frontage of the airport is listed in the Congestion Management Process document as a 2017 Congested Corridor and a 2040 Congested Corridor. The LVPC recommends that the anticipated vehicle impacts to Airport Road be compiled by the developer to memorialize the vehicle trips associated with the development. Incremental development along this corridor may impact traffic management strategies with traffic signals and vehicle movements and the LVPC recommends coordination with the Pennsylvania Department of Transportation (PennDOT) which has jurisdiction over Airport Road. This would 'improve transportation performance measures' (Of Policy 2.6).

Coordinate Land Use Decisions

Municipalities in the River Central Multi-Municipal plan are included in this review letter to 'coordinate land use decisions across municipal boundaries' as part of Policy 1.4.

The LVPC encourages the developer to consider opportunities for incorporating sustainable energy systems that reduce overhead operational costs and 'minimize

environmental impacts of development' (Policy 3.1), such as solar panels and greywater reuse for irrigation and plumbing. Incorporating sustainable practices to help to 'reduce climate change impacts' (Policy 3.4)."

Municipalities, when considering subdivision/land developments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

The LVPC review does not include an in-depth examination of plans relative to subdivision design standards or ordinance requirements since these items are covered in the municipal review.

Sincerely,



Bambi Griffin Rivera
Senior Community and Regional Planner



Brian Hite
Transportation Planner

cc: Tony Peterman – Provident Group – Lehigh Valley Properties, LLC , Applicant;
David Wilson, P.E., CPESC, Project Engineer/Surveyor;
Kevin Chimics, Township/Borough Engineer;
Darren Betters, Lehigh - Northampton Airport Authority;
Brian Bartholomew, Catasauqua Borough Council President;
Robert Mills, Chair, East Allen Township Planning Commission;
Peter Paone, Chair, North Catasauqua Borough Planning Commission;
Leroy Brobst, Manager, Northampton Borough



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February XX, 2024

Mr. John J. Finnigan, Manager
Hanover Township
3630 Jacksonville Road
Bethlehem, PA 18017

**RE: Zoning Ordinance Amendment – Conditional Uses in the Airport Flightpath
Highway Business District
Hanover Township
Northampton County**

Dear Mr. Finnigan:

The Lehigh Valley Planning Commission (LVPC) will consider the subject application at its Comprehensive Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items primarily takes place during the Committee meeting. Both meetings will be virtual and held on:

- LVPC Comprehensive Planning Committee Meeting
 - February 20, 2024 at 12:00 PM
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The application proposes to amend the Hanover Township Zoning Ordinance by modifying existing conditional use regulations applicable in the Airport Flightpath Highway Business Zoning District (AFHBD). Current regulations conditionally allow ‘Warehouse and storage facilities in excess of 25% of the square footage of the building’ (current Section 185-38 E.11). The proposed amendment clarifies and adds specificity to this conditional use as ‘Warehouse and storage facilities as an accessory use to store supplies utilized in the manufacturing process onsite or finished goods manufactured on site in excess of 25% of the square footage of the building but not greater than 50% of the square footage of the building’ (proposed 185-38 E. 11).

The proposal includes related amendments to the existing ‘Specific standards for conditional uses’ section (Section 185-54 E. 4) to align with the revised warehousing

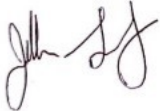
and storage facilities use conditionally permitted between 25% and 50% of building square footage.

The proposed revisions clarify the Township's intended conditional uses and regulations, and supports best practices for managing development processes and guiding the location and intensity of development (of *FutureLV: The Regional Plan* Policies 1.4 and 1.1). Clearly specifying conditional uses and their associated regulations also supports the land use and freight management objectives of the Nazareth Area Multi-Municipal Comprehensive Plan (*NazPlan* Policy 1.1 and 5.1).

Municipalities, when considering Zoning Ordinance Amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)].

Please feel free to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Seitz".

Jillian Seitz
Senior Community Planner

cc: James L. Broughal, Township Solicitor; Yvonne Kutz, Hanover Township Zoning Administrator; Ryan Meyer, Lehigh-Northampton Airport Authority Director of Planning & Programming; Bradford T. Flynn, Bath Borough Manager; Jason Kocsis, Chair, Bushkill Township Planning Commission; John Defassio, Chapman Borough Secretary/Treasurer; Lori Stauffer, Lower Nazareth Township Manager; John Becker, Moore Township Planning Commission Chair; Barbara Fischl, Nazareth Borough Planning Commission; Sean Dooley, Stockertown Borough Planning Commission Chair; Robert Hayes, Tatamy Borough Council Chair; Lisa Klem, Upper Nazareth Township Manager