

**BOROUGH OF ALBURTIS**  
**PLANNING COMMISSION**  
Meeting Minutes of January 21, 2025

The January 21, 2025, the meeting of the Alburtis Planning Commission was called to order by Robyn Petrie at 7:05 p.m. The meeting was held at Alburtis Borough Hall and also via a Zoom link. The meeting was open to the public where participants could attend in person or by using an assigned link and access code.

Members in attendance:

Steve Mehl, Robyn Petrie, Ray Ricketts, Stephen Nemeth, Michael Wambaugh

Associates of Alburtis in attendance:

Jeff Ott, Borough Engineer

Associates of Alburtis in attendance via Zoom:

David Knerr, Borough Solicitor

Visitors in attendance:

Joe Zator- Zator Law, Rocco Caracciolo- Jaindl, John McRoberts-Pidcock company,

Mehmet Birtek

Visitor in attendance via zoom:

Brooke, 4848960137

**Approval of Meeting Minutes – July 18, 2023**

No comment, Steve Mehl made a motion to approve the Minutes of July 18, 2023, Jason Mike Wambaugh 2<sup>nd</sup> and a unanimous vote followed.

**Public Comment**

Mehmet Birtek mentioned that when he lived in New York he owned a business, lost everything due to Hurricane Sandy; ever since he has been opposed to building anything near a flood plan.

**Ordinance No. 594- AN ORDINANCE AMENDING THE BOROUGH'S OFFICIAL ZONING MAP UNDER CHAPTER 21 OF THE ALBURTIS CODIFIED ORDINANCES (RELATING TO ZONING) SO THAT THE PROPERTIES NOW KNOWN AS 380 CHURCH STREET (LEHIGH COUNTY TAX ASSESSMENT PARCEL IDENTIFICATION NUMBER 546386451494-1), 381 CHURCH STREET (PIN 546386274914-1), AND 386 SCENIC VIEW DRIVE (PIN 546386427194-1) ARE LOCATED WITHIN THE R-2 MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICT RATHER THAN THE L-1 LIGHT INDUSTRIAL-OFFICE RESEARCH ZONING DISTRICT; AND AMENDING CHAPTER 21, ARTICLE V OF THE ALBURTIS CODIFIED ORDINANCES (RELATING TO ZONING REGULATIONS FOR R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT) TO MAKE THE FOLLOWING RESTRICTIONS ON LOTS WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN OR WITHIN THREE HUNDRED (300) FEET OF THE ONE HUNDRED (100) YEAR FLOODPLAIN: (1) TWO-FAMILY DETACHED DWELLINGS ARE NOT PERMITTED BY RIGHT; (2) CERTAIN RESIDENTIAL USES, BED AND BREAKFAST FACILITIES, AND RECREATIONAL AND EDUCATIONAL FACILITIES OR INSTITUTIONS ARE NOT ALLOWED AS CONDITIONAL USES; (3) THE MINIMUM LOT AREA FOR SINGLE-FAMILY DETACHED DWELLINGS, INCLUDING SECTIONAL OR MODULAR DWELLINGS, IS 6,500 SQUARE FEET; AND (4) THE MAXIMUM DENSITY OF RESIDENTIAL DWELLING UNITS SHALL BE TWO (2.0) UNITS PER ACRE.**

Dave Knerr mentioned that properties are owned by Jaindl; when they originally developed hills of Lockridge West in 2005, they wanted to leave the remaining parcels in the

Light Industrial district. Since then, time has passed and has not been able to develop as a L-1, so they are here requesting the zoning change. Robyn Petrie asked currently this is just to change the ordinance not approve plans. Stephen Nemeth and Dave Knerr confirmed. Mike Wambaugh stated that a plan was distributed, Stephen mentioned that is to show the maximum amount of use under this ordinance. Joe Zator mentioned the history of the land, included a statement about that in reviewing the potential uses they wanted to follow the goals of the comprehensive plan which calls for residential in that location. Mike Wambaugh mentioned that currently the zoning is light industrial, if a truck depot wanted to be developed there it could be under the current permitted uses, Joe Zator and Dave Knerr confirmed. Mike Wambaugh asked about the flood plain not encroaching on the plan. John McRoberts mentioned during the original development of the hills of Lockridge west we went to FEMA to help develop and establish the current flood plains in that zone. The regulations when it comes to stormwater management is extensive prior to development. Ray Ricketts asked about what this development will do to address the practical flooding in the area. John McRoberts mentioned that it is the mission of land development. We began to look at studies since 2005 and any of the reports of flooding issues in the area, and we began to believe this is a conveyance capacity issue. Currently in that location you have only 2 inlets to collect any of that water, when the land gets developed, we will look to address the road elevation, adding additional inlets, and increasing the basin to catch the runoff. These solutions will help give aid to the flooding in that zone. Rocco Caracciolo mentioned that we have designs to address all of this in both zoning districts. The flooding issue would be better resolved through the residential, the thing we are really just trying to get an answer on through this ordinance change is which set of plans we are going to be submitting for review, industrial or residential.

The Alburtis Planning Commission has no issue with what is being proposed and Mike Wambaugh made a motion to recommend that Borough Council grant the approval of Ordinance No. 594. The motion was 2<sup>nd</sup> by Robyn Petrie and a unanimous vote followed.

A motion to adjourn was made at 7:45 by Mike Wambaugh, 2<sup>nd</sup> by Steve Mehl and a unanimous vote followed.

Meeting minutes were prepared and submitted by

*Stephen Nemeth*

Stephen Nemeth, Secretary, Planning Commission.