

The January 31, 2019 meeting of the Weisenberg Township Planning Commission was called to order by member Stephen Schaffer at 7:00 p.m. at the Township Administration Building. Other members present were: Stephen A. McGlynn, Diane Matthews-Gehring, Michael Levitsky and Daniel Snyder. Administrator Brian Carl and Engineer Stan Wojciechowski of Barry Isett & Associates were also present.

The minutes of the November 29, 2018 meeting were approved by Michael Levitsky, seconded Daniel Snyder. Motion carried.

DSM Ventures – **Dunkin Donuts** – Land Development – Preliminary/Final Plan Dated 1/17/2019  
(2151 Golden Key Road)

William P. Anders and Jeanette Miller (Lehigh Engineering, LLC) presented the land development plan. The plan shows a 1.12 acre parcel currently occupied by State Street Notary, where a Dunkin Donuts (restaurant) will be constructed. There was a recent phone conversation that was held between Lehigh Engineering, Brian Carl – Zoning Officer and Stan Wojciechowski of Barry Isett & Associates to discuss all the comments that were provided by the township engineer and zoning officer. Mr. Anders stated that they would be applying for (2) waivers. The first one is to skip preliminary submission and go directly to preliminary/final. And the second waiver request will be requesting the plan to be drawn to a scale of 1 inch = 20 foot whereas the Township requires 1 inch = 50 foot or 100 foot. The engineer has no objections to a waiver of the scale requirement. Mr. McGlynn asked the developer if there is access to this facility from Old 22 and is there a turning lane proposed on 863? Mr. Anders stated that they do not intend to change the entrance to the facility and they are still under the PennDOT requirement for a minimum use driveway. The Dunkin Donuts will not have any access onto Old 22. They will need a PennDOT permit to close the existing access off of Old 22 permanently as well as any other work in the ROW. Steve Schaffer asked the developer if this is a demo/rebuild or will you be rehabbing the existing building. This will be a demo/rebuild. Mr. McGlynn asked if this is just a Dunkin Donuts or will there be other vendors there as well. This facility will be a single use facility and there will be no baking on site. It was also stated that it will be open 24 hours. The developer has 2 other Dunkin Donuts sites. One in front of Cabela's (Hamburg) and one in Shartlesville.

Stan Wojciechowski reviewed his comment letter dated January 28<sup>th</sup>, 2019. Stan stated that they are over designed for storm water due to the large amount of existing impervious surface. (The meeting was turned over to the Chairperson Diane Matthews-Gehring who arrived late.) Stan and Brian discussed possible future intersection realignment and the need for additional ROW. It was suggested that the design account for any future work.

Brian Carl reviewed his comment letter dated January 30<sup>th</sup>, 2019. Discussion was held regarding the R.O.W. and the 50' buffer requirement along Old 22 at the zoning district change. He is concerned about headlights shining into oncoming traffic on Old 22 as cars proceed thru the drive thru area of Dunkin Donuts. It was also clarified that when an initial meeting with PennDOT is scheduled the Township engineer and zoning officer shall be notified so that they can attend this meeting. A variance will have to be applied for with regards to the buffer yard. The applicant has no problem with installing a buffer it is just the amount of the setback might be an issue with the current lot structure to accommodate the 50' (+) setback.

Stephen Schaffer made a motion, seconded by Michael Levitsky to recommend the Board of Supervisors grant the waiver request to allow a plan scale of 1" = 20'. Motion carried.

Mr. Levitsky asked the applicant why this site verses the site across the street which is larger and owned by the same person. The applicant's attorney answered that there is a lease with the Hotel and that property encompasses that part of the land which the Hotel was not willing to work with them on.

Mr. Snyder asked if there was a plan in place to control trash. The applicant stated that Dunkin Donuts requires patrolling the parking lot every 20 minutes. Dunkin Donuts frequently inspects their sites and this is one of the areas where the facility is graded. If you fall below a certain grade the facility owner is penalized because they

want their brand looking clean. Mr. Wojciechowski asked if it was still Dunkin Donuts or just Dunkin. The applicant stated that new facilities will be just Dunkin.

Brian Carl will send the applicant a request for an extension of time form to be signed and submitted to the Township.

Mr. McGlynn asked if the Township has any documentation regarding previous uses on this parcel. If there was once a gas station on this parcel Brian Carl doesn't remember it.

Mr. McGlynn stated that this looks like a sketch plan and it is not ready for preliminary/final. It was also discussed that the Township typically does not allow preliminary/final submissions in 1 step. Michael Levitsky made a motion, seconded by Stephen McGlynn to table the plan till the next planning commission meeting in February. Motion carried.

The applicant asked if the PC would write a letter of support for a variance request for a smaller sized buffer. The PC was not willing to commit to anything without seeing a plan. Brian suggested that the applicant submit a landscape & site lighting plan which shows their proposal. This plan could be reviewed at the February PC meeting and even the March BOS meeting which would be prior to the earliest ZHB. The applicant will do this.

Motion was made by Michael Levitsky, seconded by Daniel Snyder, to keep the current board for the 2019.

Diane Matthews-Gehringer – Chairperson

Stephen A. McGlynn – Vice-Chairman

Michael E. Levitsky – Secretary

Motion carried.

With no further business on the agenda at 8:21 pm., the meeting adjournment was made by Diane Matthews-Gehringer, seconded by Stephen Schaffer. Motion carried.

Respectfully submitted,

Janet L. Henritzky  
Recording Secretary