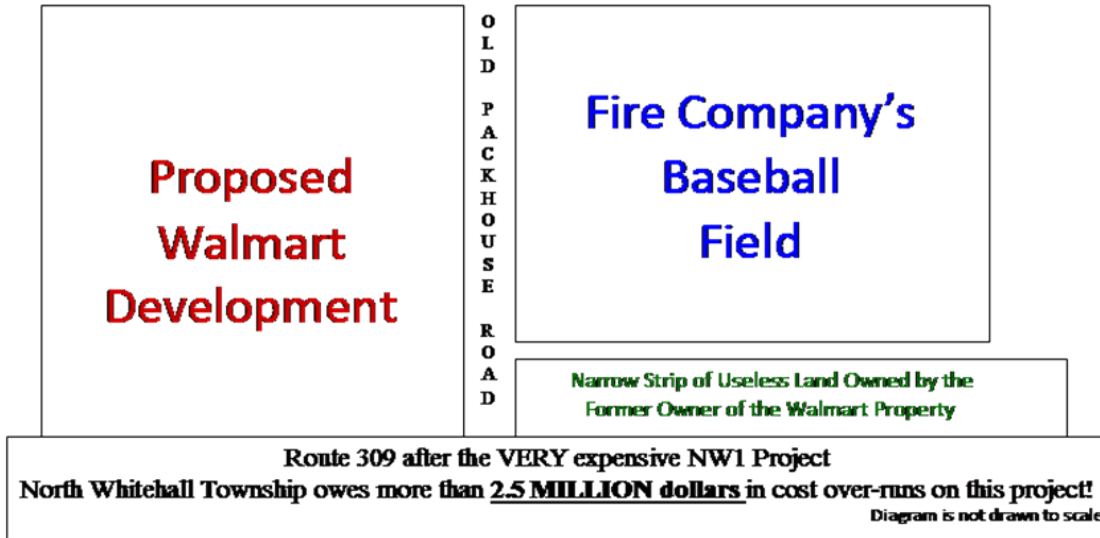


**Why Does Schnecksville Fire Department
Want to Change the Zoning on Their Baseball
Field From Agricultural/Residential to
Planned Commercial???**



At the July 20th Board of Supervisors Meeting at 7:30pm, the supervisors will conduct a public hearing amending the North Whitehall Township zoning ordinance of 2002. Amending this ordinance would change the zoning on the Schnecksville Fire Department's baseball field from Agricultural Residential to Planned Commercial.

ISSUES TO CONSIDER:

- On October 23, 2007, the Planning Commission motioned not to change the zoning for the fire department in the current township comprehensive plan.
- At the October 23rd meeting, a fire department representative stated this rezoning would increase the value of the fire department land should they need to sell it.
- The fire department has known since the rezoning of Bob Johnson's land (later sold to Walmart) about 10 years ago, that they would need to make other arrangements for the Schnecksville Fair parking. According to the fire department, they had approached Mr. Johnson of Western Lehigh Valley Corp. several times in the past about purchasing land, but the cost was prohibitive. Mr. Johnson has also know since the approval of the NW1 project, he would be left with the narrow strip of property fronting Route 309 in front of the baseball field.
- If this land is rezoned, the fire department will "swap" the 2.55 acre baseball field for 52 acres along both sides of Old Packhouse Road behind the Walmart property and behind the fire department until they meet Country Lane. Twenty-six acres of this parcel are suitable for parking, but will not give them sufficient amount of parking needed for the fair. The fire department will still need to make parking arrangements with LCCC and other land owners in the area. Mr. Johnson will have two parcels of land (approximately 6 acres) zoned Planned Commercial. This is enough property for 33,000 square feet of commercial development OR a small strip mall.
- Does North Whitehall want more commercial development along Route 309 when many traffic experts have expressed concern that it has met its limit? Consider the existing undeveloped commercial properties: Walmart (BIG traffic generator), land behind Hess, property across Levans Road from CVS, former Krause property, Mary Ann's plaza on Rt. 873, area on the corner of Kernsville Rd. and Rt. 309. Development of these properties will saturate Rt. 309.
- Does more commercial development suit the rural character of our township? If you want to limit the development along Route 309, please come and make your voice heard. Encourage your supervisors to vote "NO". Zoning is the first step to limit development. Get in on the first step this time around before SALDO and state regulations limit our supervisors' decision making process. Let's not waste what we have learned about the process. **Speak-up now!!!**

July 20th at 7:30 Board of Supervisors