

PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 13, 2016
7:00 P.M.

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.
2. Pledge of Allegiance
3. In Attendance:

Matthew Milliren	- Present
Philip Weber	- Present
Kim LaBrake	- Absent
Francene Drake	- Present
Joseph Pampanin	- Present
Maria Diaz-Joves	- Present
Don Werkheiser	- Present

Also in Attendance:

Kris Russo, Bryan Smith, and Michael Corriere, Esq.

4. Minutes of Previous Meetings

A. August 9, 2016

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to approve the August 9, 2016, meeting minutes as written. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. 16-PC-07 Kun Lam: P.O. BOX 114 Hellertown PA 18055. Applicant has submitted an application for site plan approval at 1184 Main Street. Applicant is seeking to open a restaurant in one of the 3 commercial units. The previous use of the unit was a cash for gold/silver business. Property is in the Mixed District.

Mr. Lam was present and described his intended use. He is looking to have an authentic Chinese takeout restaurant with two tables available if customers would like to eat in. The hours will be Tuesday through Sunday from 7:30 a.m. to 4:00 p.m. Delivery will be available.

Mr. Smith reviewed the Engineer's Letter. There was some concern expressed about the venting of the hood. Mr. Lam advised that the vent will be run out of the building and up past the roof line. It will be reviewed for conformance to the building code.

Applicant inquired about the ADA parking requirement the business fronts Main Street and the access to the lower parking area is too steep to accommodate a wheelchair.

Mr. Russo noted that per the UCC, the applicant will only need to show that 20 percent of the project budget is put toward ADA upgrades. The applicant may not need to connect the parking area to the front entrance. Mr. Smith recommended to wait to see what the permit review process reveals. If through the review it is found that it is required than the applicant must do so.

Motion made by Joseph Pampanin, seconded by Matthew Milliren to conditionally approve the site plan per the Engineer's Letter dated September 9, 2016, with the correction that the restaurant will be going in the former Cash For Gold not Saucon Meats. The exhaust from the hood will be vented out the rear of the building and must meet code. Lastly, one ADA parking space will be installed if required by the building permit plan review. Motion carried 5-0 (Mr. Weber abstained).

2. Review and Discussion of 818 Main Street Façade Grant Improvement Application

The applicant was present and provided the Planning Commission with samples of the roof shingles that resemble slate. He would like to replace the roof, gutters, downspouting, and flashing on the lower portion. The costs that meet the program are \$4,102.00 to which the grant allocation allowed would be \$2,051.00.

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to approve the application and sent to Council for their approval. Motion carried 6-0.

3. Review and Discussion of Medical Marijuana Ordinance

Mr. Corriere reviewed the new law and also the model ordinance provided by the Lehigh Valley Planning Commission. He recommended the Commission decide where to allow the growers, processors, and dispensaries, keeping the definitions the same as the model ordinance to limit confusions, and develop parking regulations for this specific use.

Mr. Russo reviewed the information that he received from attending the meeting with Lehigh Valley Planning Commission and about how the Borough can prepare.

Mr. Weber requested that this item be placed on the agenda for the next meeting so the members can further review the information and then have additional discussion.

Mr. Pampanin asked that the Commission also discuss the boundaries of the Highway Commercial Zone at the next meeting.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Maria Diaz-Joves, to adjourn the meeting at 8:18 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo