

PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 11, 2016
7:00 P.M.

A. GENERAL FUNCTIONS

1. Call to Order: 7:01 p.m.
2. Pledge of Allegiance
3. In Attendance:

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

Also in Attendance:

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

4. Minutes of Previous Meetings
 - A. September 13, 2016

Motion made by Matthew Milliren, seconded by Don Werkheiser, to approve the September 3, 2016, meeting minutes as written. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. 16-PC-08 Pennsylvania Venture Capital- 1177 North 6th Street, Whitehall, PA 18052. Applicant seeks land development and special exception approval for a new assisted living facility, to be located on a parcel behind the existing Saucon Valley Manor site. The property is located at 0 Front Street, TMP# Q7SW2A-1-3C-0715 in the Mixed District.

David Harte was present and presented his plan. The new building would be connected by a sunroom to the existing building. The maximum number of beds would be dependent on state regulations but he doesn't think it will be

more than 39 beds. He noted that they are looking into the feasibility of adding a standby generator that will power both of the buildings, especially the elevators, in case of power outages.

Mr. Smith reviewed the Engineers' Letter. He noted that the applicant should change the building to "C" and not "B" as indicated on the plan. Mr. Smith will change the address to 0 Front Street rather than 1050 Main Street. An E&S Plan will be required for the new building. An Open Space Plan will also be necessary to show how much of the outdoor space will be used for passive outdoor recreation. All required recreations fees will need to be paid prior to the issuance of any building permits.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to send a letter of support of the Zoning Hearing Board for the Special Exception, based on the conditions of the Engineers' Letter dated October 11, 2016. Motion carried 7-0.

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to recommend Council approval, based on Engineers' Letter dated October 11, 2016. Motion carried 7-0.

2. Review and Discussion of Medical Marijuana Ordinance

Mr. Corriere further discussed the proposed Ordinance. The Commission agreed to add grower processor in the Highway Commercial District, dispensaries in the Shopping Center and Town Center Districts, transportation hubs in the Highway Commercial District, and Clinical Research Centers in the Industrial and Shopping Center Districts.

Mr. Corriere will prepare a draft ordinance for the Commissions review.

3. Discussion on Highway Commercial District Boundaries

Mr. Pampanin explained his idea of expanding the R2 Zone into the HC Zone because there hasn't been any development in the area and the truck traffic has notably increased. Mr. Smith noted that one the construction project on 412 is completed and signage is installed there should be a noticeable difference. The consensus of the Commission was to keep the boundaries as they are to see if any development of the Champion site will happen in the next few years.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Kim LaBrake, to adjourn the meeting at 8:21 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo