

PLANNING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 26, 2019  
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
Don Werkheiser	- Present
Maria Diaz-Joves	- Absent

Also in Attendance:

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

4. Minutes of Previous Meetings

A. December 11, 2018

Motion made by Joseph Pampanin, seconded by Francene Drake, to approve the December 11, 2018, meeting as written. Motion carried 5-0.

B. REVIEW & DELIBERATION

1. 19-PC-01- Subdivision Application for 85 Division Street. Owned by GLP LLC 559 Main Street, Suite 300, Bethlehem, PA 18018. Property is located in the Mixed District.

Engineer Jon Tressler was present to review the plan. The Zoning Hearing Board granted a variance to separate the parking area from the residential lot. Since the variance was granted, we are asking for approval to subdivide the remaining lot into two lots.

Motion made by Francene Drake, seconded by Joseph Pampanin, to recommend Council approve the subdivision application with the conditions set forth in the Engineer's Letter dated February 11, 2019. Motion carried 5-0.

2. 19-PC-02- Site Plan Application for 720 Main Street (previously Neighbor's warehouse). Equitable owner Lost Tavern Brewing 782 Main Street, Hellertown, PA 18055. Presented by Lost Tavern Brewing. Property is located in the Town Center District.

Robert Grim was present and reviewed the application. They are intending to purchase the property at 720 Main Street and use it for brewing beer. There would be minimal noise coming from the building and it is low impact. Ms. Drake asked if there are any hazardous materials involved in the brewing process. Mr. Grim explained that it is the same process that they are using at the existing tap room but in a greater quantity. There are minimal hazards. Mr. Grim noted that the hours would vary depending on the production and demand. Mr. Smith explained that there are no parking requirements for this type of use. The Commission agreed that based on the use, hours of operation, and number of employees, the 14 parking spaces at the location are sufficient.

Motion made by Matthew Milliren, seconded by Don Werkheiser, to Council approve the conditional use. It was noted that the 14 parking spaces currently at the located are sufficient to meet the requirement. Motion carried 5-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Don Werkheiser, seconded by Joseph Pampanin, to adjourn the meeting at 7:30 p.m. Motion carried 5-0.

Respectfully submitted by,

Kris Russo