

PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 12, 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	- Present

Also in Attendance:

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

4. Minutes of Previous Meetings

A. February 26, 2019

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to approve the February 26, 2019, meeting as written. Motion carried 5-0 (Ms. Diaz-Joves abstained).

B. REVIEW & DELIBERATION

1. 19-PC-02 (Continued)- 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.

Mr. Smith presented the updated plan that he received and noted that it addressed all concerns from the previous meeting.

Motion made by Joseph Pampanin, seconded by Francene Drake, to conditionally approve the site plan with the conditions set forth in the Engineer's Letter dated February 11, 2019. Motion carried 6-0.

2. 19-PC-03- Land Development Plan for 1400 Whitaker Street. Presented by James Severn, 4131 Lower Saucon Road, Hellertown, PA 18055. Property is located in the Industrial District.

Applicant James Severn was present at the meeting and presented his plan. He is seeking to build a 177 unit self-storage facility. The hours will be limited and a key card will need to be required for entrance/exit. The premise will be monitored by security cameras.

Mr. Smith reviewed the Engineer's Letter dated March 11, 2019. He informed the applicant that he will need an updated survey showing a connection between the sidewalk and the newly installed sidewalk on the High Street Bridge. The buffer will need to be installed along Whitaker in addition to High Street. A total of 7 parking spaces are required, one will need to be ADA, and an additional truck loading space must be provided. The dumpster will need to be relocated further away from the street and be screened for privacy. An E&S plan is required. A NPDES Permit and approval is also required due to the size of the project area. The building code requires installation of restrooms.

Mr. Severn inquired if the required trees could be installed outside of the project area due to limited space. Mr. Weber informed him that decision would need to be made by Council.

The Commission members expressed concern regarding storm water management on the property. Mr. Severn inquired if he could use an underground water detention system. Mr. Smith stated that he would need to address all stormwater concerns through an engineering study and storm water plan.

Motion made by Matthew Milliren, seconded by Don Werkheiser, to table this item until the next meeting due to the number of required plan changes and special approval from other entities. Motion carried 6-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Joseph Pampanin, seconded by Maria Diaz-Joves, to adjourn the meeting at 7:43 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo