

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 11, 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 | - Present |
| Francene Drake | - Absent |
| Joseph Pampanin | - Present |
| Don Werkheiser | - Present |
| Maria Diaz-Joves | - Present |

Also in Attendance:

Kris Russo, Bob Korp, Cathy Hartranft, and Michael Corriere, Esq.

4. Minutes of Previous Meetings

A. April 9, 2019

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to approve the April 9, 2019, meeting as written. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. Façade Improvement Grant Application for 605 Main Street (Wings on Main). Presented by James Tulio. Property is located in the Town Center District.

Mr. Tulio was present for the meeting and explained his project to install new signage for the Wings on Main restaurant. He will be looking to replace a canopy sign, a sign on the corner of the building, and another sign near the parking area. Mrs. Hartranft explained that the sign near the rear parking area is not eligible because it is not on the front façade of the building. Ms. Diaz-Joves inquired whether multiple façade grants can be awarded to the same

property. Mrs. Hartranft answered in the affirmative. The Planning Commission scored the project at a 74.00.

Motion made by Matthew Milliren, seconded by Don Werkheiser, to recommend Council award the Façade Improvement Grant. Motion carried 6-0.

2. 19PC05- Subdivision/Land Development Application 326 Main Street. Owned by Heintzelman Funeral Home. Property is located in the Mixed District.

David Harte, Engineer, was present at the meeting to present the application which includes lot consolidation and funeral home use. The existing residential building will be demolished and a new building would be built on the same footprint as the homes. The building would be used for families to hold gatherings after viewings or funerals. There would be room to store the antique hearse, serve food, and restrooms.

Mr. Korp reviewed the Engineer's Letter. Due to Zoning regulations, a new building cannot be built on the same footprint. Mr. Harte inquired if they would leave two walls remaining on the buildings, would they be able to use the same footprint. Mr. Russo explained that a hearing before the Zoning Hearing Board would be necessary because the Zoning Ordinance isn't clear on non-conformities and whether leaving up two walls of the existing buildings would make a difference on the setback requirements.

The Commission discussed how the building would look along Saucon Street and making sure the building fits in with the residential neighboring properties.

Mr. Corriere confirmed Mr. Russo statement regarding the need for a variance if the applicant wished to keep the same footprint and setbacks.

Mr. Harte agreed that there would be a few ways to proceed with the project but would need to discuss them with Mr. Heintzelman.

The Planning Commission discussed tabling this agenda item until they are provided with more information and a new plan is presented.

Motion made by Matthew Milliren, seconded by Kim LaBrake, to table this item until the next meeting due to the applicant needed variances from the Zoning Hearing Board to keep the footprint as the current homes and not be made to meet the current setback requirements. Motion carried 6-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Don Werkheiser, seconded by Joseph Pampanin, to adjourn the meeting at 8:03 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo