

PLANNING COMMISSION MEETING MINUTES  
TUESDAY, AUGUST 13, 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	- Absent
Don Werkheiser	- Present
Maria Diaz-Joves	- Absent

Also in Attendance:

Cathy Hartranft and Bryan Smith.

Mr. Russo and Mr. Corriere were absent with prior notification.

4. Minutes of Previous Meetings

A. July 9, 2019

Motion made by Don Werkheiser, seconded by Kim LaBrake, to approve the July 9, 2019, meeting as written. Motion carried 3-0 (Mr. Milliren abstained).

B. REVIEW & DELIBERATION

1. 19PC06- Site Plan Review- 766 Main Street Hellertown PA. Presented by Bryan Lloyd. Applicant intends to operate a Gun Shop out of the subject property, which is located in the Town Center Zoning District.

Mr. Smith reviewed the Engineer's Letter. A gun shop is a permitted use in the Town Center Zoning District but will require a conditional use hearing.

Mr. Pampanin arrived at 7:10 p.m.

Mr. Lloyd was present to discuss his plan. He will be relocating his shop from Lower Saucon Township to this location. The shop will sell pistols, rifles, ammunition, targets, and optics. There will be an alarm system and pistols will be locked in a 1000 pound safe at closing. Mr. Lloyd is willing to improve the site lighting should it be necessary. All ATF and State Police requirements will be followed.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to recommend conditional approval contingent upon applicant maintaining all required licenses. Motion carried 5-0.

2. Façade Improvement Grant application for 818 Main Street. Owned by Gamber Realty, LLC, presented by Gary Bauer. Property is located in the Town Center District.

Mr. Bauer was present and described his application. He is applying for a flush mounted sign above the business door. It will be made of reclaimed wood. The cost is \$858.60. The signage size meets all of the zoning requirements.

Motion made by Matthew Milliren, seconded by Kim LaBrake, to recommend approval of a façade improvement grant in the amount of \$429.30. Motion carried 5-0.

3. 19PC05 (Continued)- Revised Subdivision/Land Development Application. 24/26 West Saucon Street. Owned by Heintzelman Funeral Home. Property is located in the Mixed District.

David Harte and David Heintzelman were present.

Mr. Harte presented the revised plans. They will comply with all items listed on the Engineer's Letter dated August 8, 2019.

Mr. Smith- The planting details for Harris Street must be shown on the plans as well as existing lighting. There is to be no change in impervious coverage. The plan will require an improvement agreement and also an escrow.

Mr. Pampanin inquired as to the architectural features of the building fronting on Saucon Street. Mr. Heintzelman noted that the building will look residential with a front porch and front door.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to accept the lot consolidation plan as preliminary/final. Motion carried 5-0.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to approve the preliminary/final lot consolidation plan pursuant to applicant meeting all requirements of the Engineer's Letter dated August 8, 2019. Motion carried 5-0.

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to award conditional approval to the land development plan contingent upon meeting all requirements outlined in the August 8, 2019, Engineer's Letter. Motion carried 5-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS

Ms. LaBrake- The ribbon cutting for the Upper Bucks Rail Trail will be held on August 21, 2019, at 12:00 p.m.

The kick off to the Lehigh Valley Greenways Green Retail Initiative will be held at Saucon Valley Bikes on September 3, 2019, at 10:00 p.m.

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to adjourn the meeting at 8:10 p.m. Motion carried 5-0.

Respectfully submitted by,

Kris Russo