

PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 8, 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	- Present
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

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

4. Minutes of Previous Meetings

A. August 13, 2019

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to approve the August 13, 2019, meeting as written. Motion carried 5-0 (Ms. Drake and Ms. LaBrake abstained).

B. REVIEW & DELIBERATION

1. 19PC07- Site Plan Review. 1111 Front Street, Hellertown, PA. Presented by PA Venture Capital. Applicant intends to construct age restricted, independent living apartments. Property is located in the Mixed District.

Bryan Ritter was present at the meeting to present the plan for independent living apartments. The Planning Commission inquired about the fire access, footprint, stormwater improvements, and parking plan.

Mr. Smith reviewed the Engineer's Letter. He noted that the applicant requires variances for parking, impervious coverage, building height, and density. Mr. Ritter acknowledged that they will meet all other items outlined in the Engineer's Letter.

1. ZO 450-16: The applicant proposes to construct a 40 unit senior independent living facility which is permitted in the Mixed Use District as a Special Exception. Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend Zoning Hearing Board approve special exception use. Motion carried 7-0.
2. ZO 450-29: The maximum permitted density shall not exceed 25 units per acre. The applicant has 72 units currently in the two buildings (Saucon 2 and Saucon 3). The applicant proposes 154 units which equals 38 units per acre. Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend Zoning Hearing Board not grant the variance on density. Motion carried 7-0.
3. ZO 450-12E: Maximum building footprint shall not exceed 8,500. The applicant is proposing a building footprint of 10,547.85 SF. Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend Zoning Hearing Board not grant the variance on max footprint. Motion carried 7-0.
4. ZO 450-12: Maximum building height is 40 feet. The applicant proposes the building height of 53'3", 13'3" above the maximum. Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend Zoning Hearing Board grant the variance on max height. Motion carried 7-0.
5. ZO 450-12: The applicant proposes increasing the maximum impervious coverage to 79.28%. The Planning Commission is requesting a determination from the ZHB whether the application is considered multi-family dwelling – which is 65% maximum coverage or all other uses – which is 85% maximum coverage. Motion by Joseph Pampanin, seconded by Kim LaBrake to seek determination from the ZHB.

Motion made by Kim LaBrake to table Planning Commission's final approval of the plan. Motion carried 7-0.

2. Discussion on Sketch Plan submittal for Kichline Land Development. Owned by Dana Guerrieri. Property is located in the Highway Commercial District.

Keystone Engineers presented the plan. They are seeking FRO approval. There will be 29 residential units in total with 50 parking spaces. A variance is required by the Zoning Hearing Board for the parking since they do not have the required amount of spaces. The applicant would like a waiver on the amount of required trees, which is 53 trees, due to lack of space. The Planning Commission requested that the remaining trees that do not fit on the property be donated to the Borough for planting elsewhere.

The Planning Commission raised concerns over the parking access since Gum Street is not wide enough to fit 2 vehicles. Discussion ensued about making the road one-way. A traffic study is required to be completed for this specific use.

The Planning Commission also discussed requiring more office space as the code does not specify the amount required. In order to make the use more attractive to FRO use, the Planning Commission is asking that the applicant dedicate 25 percent of the space for office use.

Motion made by Kim LaBrake, seconded by Maria Diaz-Joves, to recommend Council consider requiring 25 percent of the space be dedicated to office/business use before approving the FRO use. Motion carried 7-0.

3. Discussion on Sketch Plan submittal for 502 Durham Street. Presented by Dewey Fire Company. Property is located in the Conservation District.

Keystone Engineers was present at the meeting to present a plan for a pole building to store equipment and vehicles at Dewey Fire Company. After receipt of Mr. Smith's Engineer Letter, the plan was updated. No additional impervious coverage is being added to the site. The height of the building is 19 feet. The current stormwater will be updated based on a plan from Barry Isett and Associated that was previously completed. The stormwater will be re-routed around the existing building rather than running under the building. An elevation sketch was distributed to the Planning Commission.

Mr. Smith noted that a new parking tabulation is required as they are losing at least 5 parking spaces at the fire company. Keystone Engineers will tabulate the total parking and submit a new plan indicating sufficient parking.

A revised plan will be submitted in the near future for approval.

No action was taken on this matter.

C. OLD BUSINESS- NONE

D. NEW BUSINESS

Mr. Corriere informed the Planning Commission that a plan for the rezoning of a property on Easton Road will be presented at the next meeting.

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to adjourn the meeting at 8:32 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo