

PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 9, 2021
7:00 P.M.

THE MEETING WAS HELD VIA ZOOM AND STREAMED ON FACEBOOK LIVE

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.

2. In Attendance:

Philip Weber	- Present
Robert Lepley	- Present
Kim LaBrake	- Present
David Kuhns	- Present
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

Cathy Hartranft, Michael Corriere, Bryan Smith, Tom Rieger, Kris Russo, and Angie Thiede.

3. Board Reorganization

Motion made by Don Werkheiser, seconded by Maria Diaz-Joves, to nominate Joseph Pampanin as Chairperson. There were no other nominations. Motion carried 6-0 (Mr. Pampanin abstained).

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to nominate Kim LaBrake as Vice-Chairperson. There were no other nominations. Motion carried 6-0 (Ms. LaBrake abstained).

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to nominate Maria Diaz-Joves as Secretary. There were no other nominations. Motion carried 6-0 (Ms. Diaz-Joves abstained).

4. Minutes of Previous Meeting

A. December 8, 2020

Ms. Diaz-Joves- The architect's name is incorrect on the minutes. Her name is Lucienne Di Biase Dooley and not Christina Ussler.

Motion made by Maria Diaz-Joves, seconded by Don Werkheiser, to approve the December 8, 2020, meeting minutes with correction to architect's name. Motion carried 5-0 (Mr. Kuhns and Mr. Lepley abstained).

B. REVIEW & DELIBERATION- NONE

C. REVIEW AND DISCUSSION

1. Clauser/Williams Street Land Development Sketch Plan Submittal: Presented by Karl Scherzberg, Keystone Consulting Engineers. Property consists of 5 parcels: Q7NW2D-1-2A, Q7NW2D-2-4, Q7NW2D-2-1B, Q7NW2D-2-1A, and Q7NW2D-2-1 and is located in the Highway Commercial/FRO District.

Mr. Scherzberg- The proposed plan would be for consideration into the FRO. The five lots are a total of 2.83 acres. There would be two proposed buildings in addition to the existing residence with an addition. A total of sixty residential units are being proposed along with 12,700 square feet of commercial space. Commercial space and mechanical rooms will make up the first floor of each of the building. The proposed sidewalk along Kichline Avenue will be in line with the adjacent new development. The plan requires 134 parking spaces and we are showing 135. The interior roadways would remain private. There are currently 5 units in the existing residential unit. After the renovations, there will be 4 units.

We have included a possible restaurant in the lower portion of the plan closest to Kichline Avenue. There have been discussions about seeking a variance to be able to have a gym or daycare located in the development. Mr. Smith noted that if they wish to proceed with the variance, the applicant would have to appear before the Zoning Hearing Board.

The Planning Commission felt that this plan is closer to meeting the intent of the FRO.

Mr. Werkheiser noted that there was not a designated refuse area noted on the plan which may lower the amount of parking spaces the applicant can provide.

Ms. LaBrake inquired about the possible trail connection that was discussed at the last meeting. Mr. Scherzberg explained that it was decided to include the trail connection by the proposed restaurant and green space to promote foot traffic to the restaurant.

Mrs. Hartranft inquired about the plans for snow removal and whether the Borough would be responsible for maintaining Hemlock with the parking lots close proximity. Mr. Scherzberg said they didn't discuss a plan regarding snow removal but with the limited space, the snow might have to be trucked out of the development.

Mr. Pampanin expressed his concern with the width of the internal roads since there will certainly be moving trucks, fire trucks and sanitation trucks utilizing the area.

Mr. Kuhns asked whether the connection between the buildings shown on the plan is just a roof covered or enclosed? Ms. Di Biase Dooley explained that it is an enclosure similar to a breezeway.

Mr. Smith would like to see a pedestrian area in front of the buildings rather than the building coming right to the parking area. He would also like the applicant to avoid using dead end sidewalks in the parking area.

Mr. Scherzberg- The applicant is seeking to have Council review the plan and be accepted into the FRO prior to starting on land development.

Mr. Smith- The overlay requires two parts to be shown. The property would have to be admitted into the FRO based on its current condition and also the applicant needs to show intent to meet site requirements. I would caution the commission against recommending acceptance into the FRO until both of those items are shown. The applicant should provide a narrative of the proposed use and intent along with pedestrian streetscape and material selection.

Mr. Scherzberg asked to present the sketch plan to Council for comments only.

Due to the turn radius in the development, Mr. Weber asked that the dimension of the new ladder truck be sent to Mr. Scherzberg so they have the information for future submittals.

Mr. Smith- The applicant will need to come back before Planning Commission with an adjusted plan and renderings. Then the Planning Commission will make a recommendation to Council.

The Planning Commission took no action on this item.

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Philip Weber, seconded by Don Werkheiser, to adjourn the meeting at 7:52 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo