

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 11, 2022
7:00 P.M.

**THE MEETING WAS HELD IN-PERSON, VIA ZOOM, AND STREAMED ON
FACEBOOK LIVE**

A. GENERAL FUNCTIONS

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

2. In Attendance:

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| Maria Diaz-Joves | - Present |
| Robert Lepley | - Present |
| Kim LaBrake | - Present |
| Larry O'Donnell | - Present |
| Joseph Pampanin | - Present |
| Liz Thompson | - Present |
| Don Werkheiser | - Present |

Also in Attendance:

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

3. Minutes of Previous Meeting

A. December 14, 2021

Motion made by Liz Thompson, seconded by Kim LaBrake, to adopt the agenda as written. Motion carried 7-0.

Motion made by Robert Lepley, seconded by Maria Diaz-Joves, to approve the December 14, 2021, meeting minutes as written. Motion carried 7-0.

4. Reorganization

Motion made by Liz Thompson, seconded by Larry O'Donnell, to open the nominations for Chair, Vice-Chair, and Secretary of the Planning Commission. Motion carried 7-0.

Motion made by Liz Thompson, seconded by Kim LaBrake, to nominate Joseph Pampanin as Chair. Motion carried 7-0.

Motion made by Maria Diaz-Joves, seconded by Robert Lepley, to nominate Kim LaBrake as Vice-Chair. Motion carried 7-0.

Motion made by Maria Diaz-Joves, seconded by Kim LaBrake, to nominate Liz Thompson as Secretary. Motion carried 7-0.

Motion made by Liz Thompson, seconded by Don Werkheiser, to close the nominations. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. **Site Plan Submittal (continued):** 1422 Main St. Hellertown PA 18055, Application submitted by Diane Morris, 2049 Morgan Hill Rd. Easton PA 18042. Applicant is proposing to reduce commercial space on first floor and add an additional residential unit bringing total combined uses to 1 commercial space and 2 residential units. Property is located within the Mixed Zoning District.

Mr. Russo- The applicants were in the process of selling the property and are now under contract. The new potential buyer does not want to change the layout. The applicant has signed an extension until March 2022 to make sure the sale is completed. They did receive both requested variances from the Zoning Hearing Board.

Motion made by Kim LaBrake, seconded by Larry O'Donnell, to accept the extension for 1422 Main Street. Motion carried 7-0.

2. **Sketch Plan Submittal:** 1570 Main Street, Hellertown PA (Top Star) Application submitted by Top Star, Inc. 14 Main Street, Emmaus PA 18049. Applicant is proposing a subdivision/land development plan at the site. Property is located in the Mixed Zoning District

Michael Preston was present to discuss the sketch plan submittal.

Mr. Smith- There may be a variance required if the maximum lot coverage is increased. That will also impact if increased stormwater management is needed. Since there will be changes to the Main Street entrance and exit, a HOP will be required. Buffering and street trees will need to be installed.

Mrs. Hartranft requested that since the new building will be facing Main Street that there be some type of enhancement to the streetscape.

3. **Sketch Plan Submittal (continued):** 221-229 Kichline Ave/Williams St lot Hellertown PA 18055 Application provided by Keystone Consulting Engineers, 2870 Emrick Blvd. Bethlehem PA. Applicant is proposing a 25 unit residential and 5513 sq feet of first floor office space mixed used development. Property is located within the Highway Commercial Zoning District

Karl Schertzberg- This sketch plan is for 221-229 Kichline Avenue. There are 25 residential units and 5,500 sq. ft. of office space proposed. There are a total of 62 parking spaces. Forty-eight spaces are on the property and the other fourteen are in a lot across Hemlock Street. This new plan includes turning radius for emergency vehicles and a trip calculator.

Mr. Smith noted that all three projects in the area will need to be analyzed for impact at the intersections of Kichline and Main and Kiernan and Main.

We will be looking for improvements to Williams Street, Hemlock Street, and Clauser Street to better service this lot.

Mrs. Hartranft- Our concern is that it is very dark in the area with the back of both buildings facing Kichline Avenue. An additional street light might be warranted. There are also concerns with the lack of sunlight in the area in the winter with snow and ice.

Mr. Pampanin noted that even though there are three houses on this area, there are still portions of the property that it could be argued are “underutilized”.

Motion made by Kim LaBrake, seconded by Larry O’Donnell, to recommend Council approve 221-229 Kichline Avenue plan into the FRO based on materials presented under 450-17a(2). Motion carried 7-0.

4. **Sketch Plan Submittal (continued):** Clauser/Williams St. Land Development. Application provided by Keystone Consulting Engineers. 2870 Emrick Blvd. Bethlehem PA. Applicant is proposing a 60 unit residential and 12,046 sq feet of first floor space mixed development. Property consists of 5 parcels (Q7NW2D-1-2A, Q7NW2D-2-4, Q7NW2D-2-1B, Q7NW2D-2-1A, Q7NW2D-2-1) and is located in the Highway Commercial/FRO District

Karl Schertzberg- This project is for 5 parcels that total 2.8 acres. The applicant is looking to build 2 new buildings and put an addition on the building at 1702 Clauser Street. We are proposing 60 residential units and roughly 12,000.00 sq ft of office space. The restaurant did not seem like a feasible option so we are now looking at professional offices. The plan is proposing 138 parking spaces which is more than is required. We had a traffic count completed which included Mr. Guerreri’s project. The traffic count

showed no loss of service at any intersection. The turning radius for the new fire truck was also completed.

Mr. Smith- Since this is only a sketch plan, we did not do a formal review of the traffic study.

Mr. Schertzberg- The applicant is looking at an underground stormwater system that would then be used to water the landscaping.

We also reached out to the school district but have not received a response.

Ms. LaBrake noted that these parcels are certainly underutilized.

Ms. Diaz-Joves recommended using cement pour panels since they are better quality and more durable.

Mr. Smith suggested adding more sidewalks for connectivity so people aren't walking through the greenspace.

Motion made by Maria Diaz-Joves, seconded by Don Werkheiser, to recommend Council approve 1702 Clauser Street project into the FRO based on materials discussed and section 450-17a(1). Motion carried 7-0.

5. 85 Division St (continued): Applicant has submitted a letter to withdraw plan.

Motion made by Liz Thompson, seconded by Robert Lepley, to accept plan withdrawal as outlined in the McLain and Associates letter dated December 15, 2021. Motion carried 7-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Robert Lepley, seconded by Liz Thompson, to adjourn the meeting at 9:06 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo