

PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 9, 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:

Kris Russo, Bryan Smith, and Michael Corriere, Esq.

4. Minutes of Previous Meetings

A. March 12, 2019

Motion made by Joseph Pampanin, seconded by Francene Drake, to approve the March 12, 2019, meeting as written. Motion carried 6-0 (Ms. LaBrake abstained).

B. REVIEW & DELIBERATION

1. 19-PC-04- Subdivision Application #2 for 85 Division Street. Owned by GPL LLC 559 Main Street, Suite 300, Bethlehem, PA 18018. Property is located in the Mixed District.

John Tressler was present at the meeting to present the plan. He made mention that they were looking to convert the garage into a house. The Commission had concerns with that plans for the garage as it would be non-conforming and thus not permitted. Mr. Smith reviewed his Engineer's letter and noted that there are many items in the plan that need to be updated. Chief Maguire

expressed concerns with the narrow side streets and that it would be difficult to get a fire truck close enough to the new building. The Commission questioned whether the subdivision plans could be changed to move the proposed house closer to Division Street. Mr. Tressler stated that the water runoff from the parking area flows into the yard and there may be issues with water in certain areas of the property. Mr. Weber noted that there was or still might be a natural spring in the yard. Mr. Tressler requested two waivers. The first would be a waiver from section 390.21 (f), which requires a new house must front on roads no less than 30 feet. The second would be waiver from the sidewalk ordinance which would require the installation of sidewalks on three sides of the property.

The members are recommending, by a 5-2 vote, that Council not grant the requested waivers.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to table this matter until the next meeting due to the applicant needing waiver approved by Council and an updated plan. Motion carried 7-0.

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.

Gary Bauer was present at the meeting to present his plan. He is proposing to paint the exterior with grey concrete. There was some concern from the Commission about losing the historic look by painting the brick. The project was ultimately scored at 70 points. Mr. Bauer will be returning at a late date to apply for another grant to install new awnings and signage.

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to recommend Council approve a Façade Improvement Grant in the amount of \$800.00. Motion carried 7-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to adjourn the meeting at 8:15 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo