

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 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	- Absent
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. June 11, 2019

Motion made by Joseph Pampanin, seconded by Maria Diaz-Joves, to approve the June 11, 2019, meeting as written. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. Discussion on Sketch Plan Submittal for 85 Division Street. Owned by GLP, LLC. 559 Main Street, Suite 300, Bethlehem, PA 18018. Property is in the Mixed District.

Engineer, David Harte, was present at the meeting to present their plan for townhomes.

Mr. Smith reviewed the Engineer's Letter. The main concern with the plan is the cartway width and that the Zoning Ordinance does not permit houses to front on roads less than 30 feet in width. Harwi Street is only 15 feet wide. The applicant will need to request a waiver for the sidewalk installation and also for the street width requirement from Council. Storm water improvements are also required. The best result would be to tie in with the existing stormwater system.

The Commission discussed the setback requirements and it doesn't appear that there is enough room to meet those requirements. They also expressed concerns over the short length of the driveways and whether a car will fit without blocking the sidewalk or be able to back out.

The applicant's engineer was informed that they would need a revised or improved plan. No action was taken on this matter.

2. 19PC03 (Continued). Land Development Plan for 1400 Whitaker Street. Presented by James Severn, 4131 Lower Saucon Road, Hellertown, PA 18055. Property is located in the Industrial District.

Mr. Smith reviewed his latest Engineer's Letter. He noted that the buffer plantings will be required to be taller than 4 feet in height at the time of planting. Four parking spaces and one truck loading zone are required. The applicant will also be required to install water and sewer to supply the bathroom, will need to redirect the runoff from the spillway, reduce the lighting as to not interfere with neighboring properties, obtain a NPDES permit, and a traffic study will need to be completed.

James Severn was present at the meeting. The hours of operation will be from 7:00 a.m. to 7:00 p.m. Mr. Severn noted that he would request a waiver from Council for the traffic study as he feels the traffic will be extremely light. He will also be applying for a waiver from the Zoning Hearing Board for the amount of parking spaces required. The NPDES permit has already been applied for. He will be looking into donating some of the required trees to the Borough as there is not enough room to plant the required amount on site.

Mr. Russo will gather more information on the bathroom requirement.

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to table this matter until the County approvals and permits are obtained.

3. Discussion on Sign Ordinance/Dynamic Signs

At Council's request, the Planning Commission reviewed the digital sign ordinance. Mr. Corriere will check to see if the Borough can limit dynamic signs to civic or governmental use. Mr. Pampanin requested Council update their letter of support for the American Legion. The Planning Commission had concerns with if there was a change of use, they will continue to be allowed a dynamic sign.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to have Council modify their letter of support for the American Legion by stating that the use must remain the Legion. Motion carried 6-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to adjourn the meeting at 8:25 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo