

PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 12, 2019
7:00 P.M.

A. GENERAL FUNCTIONS

1. Call to Order: 7:03 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. October 8, 2019

Motion made by Joseph Pampanin, seconded by Francene Drake, to approve the October 8, 2019, meeting as written. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. 19PC08- Land Development Submittal for 85 Division Street. GLP LLC 559 Main Street Suite 300 Bethlehem, PA 18018. Property is located in the Mixed District.

David Harte presented the plan which will create two new lots.

Mr. Smith reviewed the Engineer's Letter dated November 5, 2019. The driveway on lot three would need to be moved to meet the fifty foot setback from a street intersection. All lots shall front on a public street with a cartway width of no less than 30'. The streets surrounding the properties are only 15'. A waiver from council would be required. The applicant proposes a 5' sidewalk and curb along the north side of Division Street. The applicant will require a waiver if not proposing a sidewalk and curb on all three road

frontages. Stormwater calculations are required and it is necessary to tie into the public system. Mr. Harte offered a drywell for the storm water.

The Commission discussed widening the street but noted that by widening the street it would eliminate one spot from the required parking at 708 Main Street.

Mr. Milliren questioned the stormwater easement location on one of the new lots questioned whether it was legal and fair to the buyers of the new lots.

The Planning Commission discussed the disadvantages of the buffer being made a part of the new property instead of leaving it with the parking area for 708 Main Street.

A new plan is required that meets the demands of the buyer of 708 Main Street. The applicant will need to take the words “medical use” off the prior 85 Division Street Plan and record an easement that makes the parking area part of 708 Main Street in perpetuity. Mr. Harte agreed to address the issue.

SALDO 390-21 F Front on Public Streets

1. All lots shall front on a public street with a cartway width of no less than 30’ – the streets surrounding this property are only 15’ : half the minimum required. A waiver from Council would be required if this subdivision would be permitted.

Motion made by Matthew Milliren, seconded by Francene Drake, to deny the waiver for street width. Motion failed 4-3.

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to recommend the waiver.

Chapter 385 Streets & Sidewalks

1. The applicant proposes a 5’ sidewalk and curb along the north side of Division Street. The applicant shall provide curb and sidewalk along all three road frontages (Warren, Oak, Harwi) and locations for driveway to each lot.

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to recommend sidewalk waiver stating that Warren and Oak Streets are exempt from sidewalk and curb installation. Harwi Street will need new sidewalks and curb up to the property line of the existing single family home property line. Motion carried 7-0.

SALDO 390-29B(5) Existing Streets

1. Where a subdivision or land development abuts an existing street the Borough may require additional right-of-way- and cartway widths and sidewalk, curb, driveway aprons and/or handicap ramp installation to promote public safety and convenience.

Motion made by Matthew Milliren, seconded by Francene Drake, to deny the waiver for street width. Motion failed 4-3.

Motion made by Kim LaBrake, seconded by Joseph Pampanin, grant the waiver for street width. Motion carried 4-3.

Motion made by Kim LaBrake to table approval of the plan. Motion carried 7-0.

2. 19PC09- Land Development Submittal for 502 Durham Street. Dewey Fire Company. Property is located in the Conservation District.

Derrick Herman, Keystone Consulting Engineers, presented the plan to the Planning Commission. Dewey Fire Company is seeking conditional approval to install a pole barn at 502 Durham Street. A variance through the Zoning Hearing Board will be required as they are over the maximum building coverage. A support letter is needed from the Lehigh Valley Planning Commission before final approval. Mr. Smith noted that the Planning Commission can grant conditional approval contingent upon receipt of the necessary letter of support and the variance.

The Planning Commission discussed a planted buffer rather than a fence and a more neutral color be used to better match the surrounding park setting.

Motion made by Matthew Milliren, seconded by Kim LaBrake, to recommend conditional approval in accordance with the Engineer's Letter dated November 5, 2019, and contingent upon 1) zoning approval of variance request for building coverage, 2) receipt of LVPC letter, 3) vegetated buffer rather than a fence, and the color remain neutral to better fit with the park surroundings. Motion carried 7-0.

3. 1527 Easton Road. Review and comment on proposed zoning map amendment and related ordinance.

Attorney Thomas Schlegel reviewed the application and requested that the applicant's property be rezoned from R1 to R2 in order to make the property more attractive to potential buyers. The property is partially located in Lower Saucon Township as well as Hellertown Borough. The Planning Commission discussed the potential uses should the zoning be permitted to be changed. Mr. Smith noted that new uses could include multi-family dwellings, mobile home park, membership clubs, housing for the elderly, forestry, and cemeteries. Those uses are not permitted under the R1 Zoning District. Mr. Pampanin pointed out that a majority of the property is surrounded by single family homes and not multi-family homes. Attorney Schlegel disagreed and noted that the properties across the street are multi-family.

Motion made by Joseph Pampain, seconded by Kim LaBrake, to recommend Council deny the request and not approve the zoning change to R2. Motion carried 4-3.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Kim LaBrake, to adjourn the meeting at 8:35 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo