

PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 10, 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	- Absent
Joseph Pampanin	- Present
Don Werkheiser	- Absent
Maria Diaz-Joves	- Present

Also in Attendance:

Kris Russo, Michael Corriere, and Bob Korp

4. Minutes of Previous Meetings

A. November 12, 2019

Motion made by Joseph Pampanin, seconded by Maria Diaz-Joves, to approve the November 12, 2019, meeting as written. Motion carried 4-0.

B. REVIEW & DELIBERATION

1. 19PC10: Site Development Submittal for 0 Fehr Street. Stella Cadente Investments, LLC, 117 East Broad Street, Bethlehem, PA 18018. Property is located in the R-2 Zoning District.

The engineer for the project, Mike Schwartz, and owner, Sean Burke, were present for the meeting and described their plan. Mr. Burke is looking to erect a four-unit multifamily dwelling at the property. They feel they will be able to meet most of the requirements of the Engineer's Letter dated December 5, 2019. Two possible waivers that would be required are for street width and sidewalk installation. The applicant inquired if a traffic study would be required. Mr. Korp stated that a full traffic study would not be required but they would need to complete circulation and signage plan due to the location and small street widths. The Commission expressed their concerns about the

streets not being wide enough for fire personnel to get to the property in case of an emergency. Mr. Russo noted that in order for the project to move forward, the waivers would have to be obtained or the project will not work for the property.

After briefly holding a discussion with Mr. Schwartz, Mr. Burke thinks he may be able to widen the street in front of the property and move one of the parking spaces to the side of the proposed building. He also believes that he would be able to install sidewalks and curbing in front of the building. The Planning Commission discussed the widening of the street and questioned whether only widening the street out front would solve any of the issues as the streets on either side of the property are only 15 feet wide. Mr. Corriere reviewed the laws which explain when waivers would be permitted. The Planning Commission noted that the plan could be downsized to a single family home and that would work on the parcel. Mr. Russo stated that no comment was received from Fire Chief Maguire.

Motion made by Kim LaBrake to table this item until Chief Maguire offered comment, a revised plan is submitted per comments, and for Mr. Russo to check if the parking area is required for BB&T to continue operating. Motion carried 4-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Kim LaBrake, seconded by Maria Diaz-Joves, to adjourn the meeting at 8:03 p.m. Motion carried 4-0.

Respectfully submitted by,

Kris Russo