

PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 10, 2020
7:00 P.M.

THE MEETING WAS HELD VIA WEBEX AND STREAMED ON FACEBOOK LIVE

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	- Absent with prior notification
Maria Diaz-Joves	- Absent with prior notification

Also in Attendance:

Cathy Hartranft, Michael Corriere, Bryan Smith, Kris Russo, and Angie Thiede.

4. Minutes of Previous Meetings

A. May 12, 2020

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to approve the May 12, 2020, meeting minutes as written. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. 20PC07: 1360 Whitaker Street Land Development application. Proposed business office with related accessory storage. Owned by 3BF Properties, 2632 Wassergass Road, Hellertown, PA 18055. Property is located in the Industrial District.

Rachel Magargal, Fred Magargal, and Darrin Heckman were on the call to present their plan. They are looking to operate Bucks Run Oil on the property. It will be an office and garages to house the trucks overnight. The employees will move their trucks out of the garage and park their personal vehicles back in the garages. The trucks get filled off-site and come back mostly empty. We are asking for two waivers. The first is a wavier from the required preliminary

plan approval. The second would be a waiver from the seven percent grade for the driveway. Currently, the grade on the main entrance is at eighteen percent. We are proposing to get it down to a ten percent grade. The second entrance will be closed. There is very little traffic to the business other than employees. Most people pay their invoices online.

Mr. Smith reviewed the Engineer's Letter dated June 4, 2020. He explained that buffering is required because of the proximity to a residential district.

Ms. Drake inquired about impervious coverage. Mr. Heckman noted that the plan is proposing less impervious coverage than is currently at the site.

Mr. Weber asked if there will be truck turning issues at nearby intersections. Mr. Smith requested that the plan be updated with truck movements.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to grant the waiver to allow this to be the preliminary/final plan. Motion carried 5-0.

Motion made by Kim LaBrake, seconded by Matthew Milliren, to grant the waiver of the seven percent grade requirement for the driveway and allow for a ten percent grade. Motion carried 5-0.

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to grant conditional approval per the conditions outlined in the Engineer's Letter dated June 4, 2020. Motion carried 5-0.

C. REVIEW AND DISCUSSION

1. Steel Club Land Development Plan. 700 Linden Avenue, Hellertown PA, 18055. Discuss plans submitted to Lower Saucon Township, comment as needed.

Dave Spirk, Scott Meece, and Jim Preston were on the call to discuss the plan for homes at the Silver Creek Country Club. The submitted plans are for the Ross Hill development. It is 37 twin and triple houses on the North end of the course. The entrance proposed for New Jersey Avenue but has been relocated to Apple Street in Lower Saucon Township. Down the line, we are looking having the other entrances go to Durham and Constitution. All stormwater will be directed into the middle of the course. We are also looking into decreasing the banks of Silver Creek to help decrease the flooding issue. The

homes will be marketed mostly toward empty nesters. All roads will be private and maintained by the course.

The Commission was pleased with the movement of the entrance but is still concerned with stormwater and traffic backup on Borough roads.

Mr. Smith- I had a chance to review the revised plans. Most of the work is located in Lower Saucon Township but will need Borough approval to install the access roads and garage. I would also recommend requiring a buffer against the Borough line.

Mr. Preston asked that a letter outlining the Borough's position be sent to Lower Saucon Township. Staff will work on a letter.

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Kim LaBrake, seconded by Francene Drake, to adjourn the meeting at 8:20 p.m. Motion carried 5-0.

Respectfully submitted by,

Kris Russo