

PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 11, 2020
7:00 P.M.

THE MEETING WAS HELD VIA WEBEX AND STREAMED ON FACEBOOK LIVE

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	- Absent
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

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

4. Minutes of Previous Meetings

A. July 14, 2020

Motion made by Joseph Pampanin, seconded by Matthew Milliren, to approve the July 14, 2020, meeting minutes as written with the addition of comment made by Mr. Pampanin being made part of the record. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. 19PC08(continued): Revised Subdivision/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 and Chris Pektor were present to present the revised plan.

Mr. Smith reviewed the Engineer's Letter dated August 5, 2020. The request is for a three-lot subdivision. The applicant has not provided any proposed improvements. They are seeking waiver of fronting on a roadway of less than 30 feet and a waiver or deferral from installing sidewalk and curbing.

Mr. Harte- The use will be a single-family home. We did provide a formal request this afternoon for the sidewalk waiver/deferral. The house will front on Harwi Street.

Mr. Smith- The plan would need to be updated to include the driveway location, square footage, and stormwater improvements.

Ms. Drake joined the meeting at 7:20 p.m.

Mr. Corriere- I have been receiving correspondence from Mark Tipperman regarding Lot 1 which will be deeded to 708 Main Street. At the Zoning Hearing Board Meeting, the decision was written for medical use. Mr. Tipperman would be more comfortable with the decision being amended to include "any legally permissible use". If the commission is in agreement, they should make a recommendation to Zoning Hearing Board.

Mr. Pampanin- I feel the plan for a single-family home is much better than the previous plans. Since it is a single-family home, I don't feel that the sidewalks should be waived/deferred.

The Planning Commission had some concerns with the size of the lot. Mr. Harte noted that the lot size is above the zoning requirement and is much larger than many lots throughout the borough.

Motion made by Joseph Pampanin, seconded by Kim LaBrake, to recommend approval of the waiver of section 390-21 F, frontage on a street less than 30 feet. Motion carried 6-1 (Mr. Weber opposed).

Motion made by Kim LaBrake, seconded by Joseph Pampanin, to not recommend granting the request for deferral of section 390-29 B(5), sidewalks, for Lot 2 along Harwi and Division Streets. Motion carried 5-2 (Mr. Weber and Mr. Werkheiser opposed).

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to recommend approval of applicants request to modify December 2018 decision to remove the limitation on parking to "medical office use" and insert "any legally permissible use". Motion carried 7-0.

Mr. Harte and Mr. Smith will change the previous plans to note the use restriction.

Motion made by Maria Diaz-Joves to table this matter. Motion carried 7-0.

Mr. Russo will send Mr. Harte an Extension Letter.

2. 20PC08: Subdivision/Land Development Submittal for 1604 Clauser Street. Genesis Builders, Inc. 617b Main Street, Hellertown, PA 18055. Presented by Donald Lynch. Property is located in the R-2 District.

Mr. Russo- The applicant withdrew the plan earlier this afternoon. They will resubmit a revised plan for discussion in September.

C. REVIEW AND DISCUSSION- NONE

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Matthew Milliren, seconded by Joseph Pampanin, to adjourn the meeting at 8:08 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo