

PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 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 with prior notification
Joseph Pampanin	- Present
Don Werkheiser	- Present
Maria Diaz-Joves	- Present

Also in Attendance:

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

4. Minutes of Previous Meetings

A. August 11, 2020

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to approve the August 11, 2020, meeting minutes as written. Motion carried 6-0.

B. REVIEW & DELIBERATION

1. Presentation of Multi Municipal Comprehensive Plan. Presented by Carolyn Yagle, EDP consultant.

Ms. Yagle reviewed the updates to the plan and the new format. The new format allows for updates as needed or as projects are completed.

The process for adoption will continue with presentations to Hellertown and Lower Saucon Council and hold a public meeting.

Mrs. Hartranft- The updated plan is available to view on the Borough's and Township's websites. The public can submit comments using the "Contact Us" tab.

Mr. Pampanin recommended trying to have a joint meeting with Lower Saucon Township since it has been a while.

Mr. Milliren suggested including a map showing broadband connectivity options.

The Comprehensive Plan Update will be presented to Council on September 21, 2020.

2. Façade Grant Application: 662 Front Street. Presented by Franco DiCarlo. Property is located in the Industrial/TOO District.

Mr. DiCarlo- The Façade Grant Application is for the glass doors and exterior painting. There is no change to the building footprint.

Mrs. Hartranft- The estimate for the painting is \$4,750.00 and the estimate for the doors is \$17,000.00. Mr. DiCarlo would be eligible for a grant up to the full \$10,000.00.

The Planning Commission scored the project at 102.

Motion made by Kim LaBrake, seconded by Maria Diaz-Joves, to recommend Council award a façade grant in the maximum amount of \$10,000.00. Motion carried 6-0.

3. Façade Grant Application: 46 W. Water Street. Presented by Phillip Geiter. Property is located in the Town Center District.

Mr. Geiter- The Façade Application for the Karate Studio is for paint, awnings, Hardi panels, a new front door, and gooseneck lighting. I would like to use DNL Metal Designs as the contractor for the project. Their estimate was \$15,800.00.

Mrs. Hartranft- Mr. Geiter would be eligible for a grant up to \$7,900.00.

Ms. Diaz-Joves abstained as an associate had given an estimate for the project.

The Planning Commission scored the project at 90.

Motion made by Matthew Milliren, seconded by Kim LaBrake, to recommend Council award façade grant in the amount of \$7,900.00. Motion carried 5-0 (Ms. Diaz-Joves abstained).

4. 20PC08 continued: Revised 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. Smith- The plan is for a four-lot subdivision. The existing residence will be removed and the applicant is proposing to build a pair of twin homes. The applicant will need to show designated off-street parking on the plan, provide a turn around since cars cannot back out onto Clauser Street, provide additional stormwater management, provide water quality improvements, show curbing and sidewalks, and show improvements to Hess Avenue including paving to the end of the property line.

The applicant is requesting waiver of the requirement for separate preliminary and final plans.

The Planning Commission discussed the installation requirement of curbing and sidewalks, a turn around versus the installation of an alley, and requirement for improvements to Hess Avenue. They decided that questions could not be answered without seeing revised plans.

Motion made by Kim LaBrake to table application until a revised plan is received. Motion carried 6-0.

Mr. Russo will send an extension letter to Mr. Lynch.

C. REVIEW AND DISCUSSION

1. Review and recommendation of proposed Ordinance 831

Mr. Corriere- This ordinance is proposed updates to the Zoning and SALDO. It would need to be advertised for 30 days, heard by the Planning Commission, and sent to the Lehigh Valley Planning Commission for comment. The Zoning update would define units and dwellings and allow non-residential projects for open space recreation fees.

Many municipalities have adopted the waivers from the Zoning Ordinance and SALDO for Borough projects. It keeps the costs down saving taxpayers money. It provides flexibility for municipalities.

The Planning Commission discussed the municipal waiver, costs savings versus a blanket exemption, and possible changes to which section the language is applied to and or the wording.

Motion made by Don Werkheiser to table this item until the next meeting. Motion carried 6-0.

Mr. Corriere will look into the language and provide the Planning Commission with the revisions so they can provide comments to Council.

D. OLD BUSINESS- NONE

E. NEW BUSINESS- NONE

F. ADJOURNMENT

Motion made by Joseph Pampanin, seconded by Don Werkheiser, to adjourn the meeting at 9:10 p.m. Motion carried 6-0.

Respectfully submitted by,

Kris Russo