

PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 10, 2021
7:00 P.M.

**THE MEETING WAS HELD IN-PERSON, VIA ZOOM, AND STREAMED ON
FACEBOOK LIVE**

A. GENERAL FUNCTIONS

1. Call to Order: 7:00 p.m.

A moment of silence was held for David Kuhns and Rick Hartranft

2. In Attendance:

Maria Diaz-Joves	- Present
Robert Lepley	- Present
Kim LaBrake	- Present
Joseph Pampanin	- Present
Don Werkheiser	- Present

Also in Attendance:

Michael Corriere, Bryan Smith, and Kris Russo.

3. Minutes of Previous Meeting

A. April 13, 2021

Motion made by Maria Diaz-Joves, seconded by Robert Lepley, to adopt the agenda as written. Motion carried 5-0.

Motion made by Kim LaBrake, seconded by Don Werkheiser, to approve the April 13, 2021, meeting minutes as written. Motion carried 5-0.

4. Board Vacancy/Interviews

The Planning Commission interviewed David Heintzleman, Francene Drake, and Larry O'Donnell to fill the unexpired term of Philip Weber ending December 31, 2021.

Motion made by Kim LaBrake, seconded by Robert Lepley, to open nominations. Motion carried 5-0.

Motion made by Don Werkheiser to nominate David Heintzleman to fill the unexpired term. Motion died due to a lack of a second.

Motion made by Kim LaBrake, seconded by Maria Diaz-Joves, to nominate Larry O'Donnell to fill the unexpired term. Motion carried 5-0.

Motion made by Don Werkheiser, seconded by Kim LaBrake, to close the nominations. Motion carried 5-0.

B. REVIEW & DELIBERATION

1. PC-21-02: Borough Public Works Building/Land Development Submittal, 0 Northampton Street. Parcel Q7SW3B 7 3 0715E. Property Owned by Borough of Hellertown, 685 Main Street, Hellertown, PA 18055. Presented by Barry Isett and Associates.

Mr. Smith reviewed the submitted plans to develop the former Reinhard School into a 13,000 sq. ft. Public Works Facility. The facility will include 10 bays, restrooms, a lunchroom, and an office. It will be surrounded by a vegetative buffer.

Ms. Diaz-Joves noted that Dewey Fire Company had some concerns with the apparatus being able to get into the facility. Mr. Smith stated that the engineer checked the turn radius and confirmed that the apparatus will be able to access the facility. Their other concerns were regarding a sprinkler system. The facility will have a sprinkler system.

Mr. Pampanin inquired why the Planning Commission has not seen the plans for the pocket park before tonight to provide comment. Mr. Rieger noted that park development typically doesn't go before the Planning Commission. Also, grant deadlines come up quickly and the Borough cannot wait six to eight weeks for Planning Commission review. This park was not just designed as a place marker. The park was designed with the neighborhood comments received at roundtable meetings.

Per the Planning Commission's request, Mr. Smith will provide a report each meeting on ongoing projects in the Borough.

Mr. O'Donnell inquired about any additional fencing. Mr. Smith noted that there are no plans to add additional fencing.

Motion made by Kim LaBrake, seconded by Don Werkheiser, to recommend waiver of section 390-8, Preliminary/Final Plan. Motion carried 5-0.

Motion made by Maria Diaz-Joves, seconded by Kim LaBrake, to recommend plan approval contingent upon August 6, 2021, Engineer's Letter and August 3, 2021, Dewey Fire Company Letter. Motion carried 5-0.

Motion made by Kim LaBrake, seconded by Robert Lepley, to recommend establishing a Master Plan for the former Reinhard property. Motion carried 5-0.

Motion made by Maria Diaz-Joves, seconded by Robert Lepley, to recommend a gray and black color scheme for the new Public Works Facility. Motion carried 5-0.

C. OLD BUSINESS- NONE

D. NEW BUSINESS

1. Steele Club- PA DEP Letter Dated July 28, 2021 (Informational Purposes Only)

Mr. Smith- The developer submitted plans for the initial phase to the DEP. The DEP has replied with comments and returned plans to the applicant. The DEP sent a copy of the letter to the Borough as a courtesy.

The Main Street Pedestrian Project is almost complete. We are waiting for the bus shelter to be delivered and installed. There were extra funds left over in the grant so plans are out to bid for improvements and ADA upgrades to the Walnut Street Rail Trail crossing.

The Dimmick Park Swale Greening Project is out to bid.

The Borough is currently seeking grant funding for the final phase of the Dimmick Park Master Plan and creation of a Master Plan for the greenways.

Mr. Russo- The Planning Commission recommended that Starbucks not paint the brick on the building. They contacted me and said that they were able to find a similar match to the brick so they won't have to paint the outside.

E. ADJOURNMENT

Motion made by Don Werkheiser, seconded by Robert Lepley, to adjourn the meeting at 8:52 p.m. Motion carried 5-0.

Respectfully submitted by,

Kris Russo