

PLANNING COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 12, 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.

2. In Attendance:

Maria Diaz-Joves	- Present
Robert Lepley	- Present
Kim LaBrake	- Present
Larry O'Donnell	- Present
Joseph Pampanin	- Present
Liz Thompson	- Present
Don Werkheiser	- Present

Also in Attendance:

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

3. Minutes of Previous Meeting

A. September 14, 2021

Motion made by Don Werkheiser, seconded by Robert Lepley, to adopt the agenda as written. Motion carried 7-0.

Motion made by Larry O'Donnell, seconded by Maria Diaz-Joves, to approve the September 14, 2021, meeting minutes as written. Motion carried 7-0.

B. REVIEW & DELIBERATION

1. **Application for site plan approval:** 1075 Main St. Sato Properties LLC 3136 Hamilton Blvd. Allentown, PA 18104. Presented by Howard Lieberman. Applicant is seeking to convert 2<sup>nd</sup> floor warehouse/manufacturing space into an additional residential unit. Parcel ID Q7SW2A-2-22-0715 located in the Mixed Zoning District.

Michael Recchiuti, Esq., was representing the applicants. The building currently has one retail space and one apartment on the first floor. A variance was granted allowing manufacturing on the second floor. The applicants are looking to turn the second floor

into an owner-occupied, loft apartment. Currently, there are five off-street parking spaces.

Applicant, Alison Holub, noted that this is not an investment property. They are purchasing the building to live there.

Mr. Smith reviewed his Engineer's Letter dated October 8, 2021. A variance was granted back in 2007 concerning the parking. This use would require an additional 2 off-street parking spaces in addition to the 5 that are currently in the back. While the variance request will be handled by the Zoning Hearing Board, the Commission approves the plan and can make recommendations to the Zoning Hearing Board. I would recommend that Planning Commission request an actual site plan.

Motion made by Kim LaBrake, seconded by Liz Thompson, to recommend the Zoning Hearing Board accept the special exception request and approval of parking variance request with the condition that the second floor apartment remains owner-occupied. The new use is less impactful than the current use and the condition of the property does not allow for additional parking. Motion carried 7-0.

Motion made by Robert Lepley, seconded by Kim LaBrake, to grant site plan approval conditional upon submittal of formal site plan, successful review by Borough Engineer, and the Zoning Hearing Board approving the variance and special exception. Motion carried 7-0.

#### C. OLD BUSINESS

1. **Bachman Street Project:** Applicant submitted a December 14<sup>th</sup> extension waiver

Mr. Russo- The applicant's last waiver has expired. They requested an extension until December 14, 2021.

Motion made by Maria Diaz-Joves, seconded by Larry O'Donnell, to accept the extension waiver for Bachman Street Project until December 14, 2021. Motion carried 7-0.

#### D. NEW BUSINESS- NONE

E. ADJOURNMENT

Motion made by Don Werkheiser, seconded by Liz Thompson, to adjourn the meeting at 7:37 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo