

PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 9, 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, Bryan Smith, and Kris Russo.

3. Minutes of Previous Meeting

A. October 12, 2021

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

Motion made by Kim LaBrake, seconded by Robert Lepley, to approve the October 12, 2021, meeting minutes as written. Motion carried 7-0.

B. REVIEW & DELIBERATION- NONE

C. OLD BUSINESS- NONE

D. NEW BUSINESS

1. **Sketch Plan Submittal:** 221-229 Kichline Avenue and Williams Street Lot, Hellertown, PA 18055. Application provided by Keystone Consulting Engineers, 2870 Emrick Blvd., Bethlehem, PA. Applicant is proposing a 25 unit residential and 5400 sq ft of first floor office space mixed use building. Property is located within the Highway Commercial Zoning District

Karl Schertzberg- The applicant currently owns the parcel which includes three dwellings. One building has two units. He is proposing to tear down the dwellings and build a twenty-five unit building with five thousand square feet of commercial space. A parking area is proposed across Hemlock Street. He is seeking admittance into the FRO.

Mr. Pampanin inquired what type of commercial uses were being considered. Mr. Guerrieri was considering counseling offices, insurance offices, or similar uses. Uses that wouldn't create a lot of traffic.

Ms. LaBrake thought that Hemlock Street is too narrow to be the entrance as it is only 15 feet wide.

Mr. Smith- I would recommend keeping the traffic on Clauser and Williams Streets and put the entrance near the proposed dumpster area.

Ms. Thompson inquired how many bedrooms each unit would have. Mr. Guerrieri noted that it would be a combination of 1 and 2 bedrooms.

Mr. Yonney- It will be easiest for the sanitation to be picked up off Clauser Street. I am concerned with how close the building is to the street because there is no place to plow snow.

Mr. Russo- The parking area is a separate parcel so that use would require a Zoning Variance.

Mr. Smith suggested that some of the building could be placed in the parcel with the proposed parking area and develop both properties rather than seeking a Zoning Variance. Ms. Diaz-Joves noted the increased cost implications of building two separate buildings.

The Commission recommended putting the commercial space on the corner of the building on William and Clauser Streets for most exposure.

Mr. Pampanin- The lot density could be argued for admittance into the FRO but the buildings aren't dilapidated. I would like to see updated materials and to keep some brick to keep that character of the current buildings.

Mr. Smith- Council will also want to see a traffic study completed prior to making a decision on the FRO admittance.

Mr. Guerrieri will complete the traffic study and update the building materials before returning to Planning Commission.

E. ADJOURNMENT

Motion made by Kim LaBrake, seconded by Liz Thompson, to adjourn the meeting at 8:02 p.m. Motion carried 7-0.

Respectfully submitted by,

Kris Russo