

PLANNING COMMISSION MEETING MINUTES
TUESDAY, September 12, 2023
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:

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

Also in Attendance:

Michael Corriere, Bryan Smith, and Kris Russo. Cathy Hartranft, Tom Rieger and Holly Schultheis were in attendance via Zoom.

3. Minutes of Previous Meeting

A. Motion to approve May 9, 2023, and June 13, 2023, meeting minutes made by Liz Thompson, seconded by Larry O'Donnell, Maria Diaz-Joves abstained. All ayes. Motion carries.

B. Motion to approve August 15, 2023, meeting minutes made by Don Werkheiser, seconded by Larry O'Donnell. All ayes. Motion carries.

B. REVIEW & DELIBERATION

1. **Application for Subdivision/Land Development:** 1770 Main St-Proposed Micro Hospital/Medical Offices-Submitted by PD Hellertown LLC-91 Larry Holmes Drive Easton PA 18042-Located in the Highway Commercial Zoning District

Rob DeBeer provided background information of the site and presented the plan for the 7.5-acre site, 3 story, 90,000 square foot Micro hospital building. He introduced Peter, Mary, Tyler, John, and Dallas who were all there to provide additional information and answer any questions.

Mary spoke about the plan and stated they would comply with all the Engineer's comments as well as LVPC's comments.

Connecting to the Rail Trail was discussed and it is possible to connect in the future. Joe Pampanin suggested we look at where the best place would be to make the connection when the time comes, and the trail portion is completed. There are multiple agencies that will be working together to complete the trail.

Dallas spoke on the operations of the hospital. The hospital will be operational 24/7 with a full-service emergency room providing emergent care, CT scans, MRI's X-ray, Ultrasounds, pharmaceutical needs and more. Joe Pampanin questioned what the volume of ambulances may be? Dallas stated that he is projecting 99% of patients would be walk-in and 1% emergent ambulance trips. Kim LaBrake asked what the patient volume would be, but this is unknown for now.

Rob touched on the parking spaces, mentioning that the number of spaces for the site is over the requirement by a couple dozen.

Dallas discussed the deliveries that will be made to the hospital daily will be mainly delivered via box truck and would consist of linens and medications.

Resident Diane Bachman is concerned about parking in front of her property on Kichline, the noise from the sirens all day and night and headlights glaring into her house. She also asked about asbestos when they deconstruct the site.

Bryan Smith, Rob, and Tyler reiterated that there are not any plans to change the parking in front of her home. Rob also explained the process of demolition and asbestos/hazardous materials removal at the site.

Joe Pampanin asked about the site lighting Bryan explained the issues with the capped area and that the developer cannot place disturb within this area and all lights must be around the perimeter, therefore the uniformity will be off set. The developer is looking for a waiver from that section of SALDO.

Barry Yonney asked about snow plowing and how this will change where public works pushes/piles the snow. Rob stated there will be a place for public works to push the snow to and, onsite crews can work with Barry during large storms to ensure the roads are clear.

Matt Skibo from EMS spoke about the wear and tear on Dewey ambulances and concerns about staffing.

A discussion took place on street improvements. Franklin Street will improve the full width of the ROW and have a sidewalk. There will be no changes to parking. Williams Street will improve the full width of the ROW with curbing and sidewalk on one side.

Resident Pat Chase asked about driveway access. Rob stated that they will work with the Borough and residents affected and will get driveway aprons to access the properties. Pat also asked about placing stop signs on Williams and Franklin Streets.

Maria Diaz-Joves asked about trees for the project. Mary explained because of the capped area most trees will be located around the main building and up closer to 412.

Bryan Smith asked Tyler about the LANTA bus stop in front of the property. Tyler stated he is still working with LANTA on the location.

Rob DeBeer asked the board to consider prelim/final approval for this plan. He requested waivers for the following: Lighting, Spillover, SALDO 390-29 H6D, H6E, H6G and SALDO 390-8.

Motion made by Liz Thompson to conditionally approve prelim/final waiver and 3 lighting waivers; Kim Labrake seconded. All ayes. Motion carries.

Motion made by Liz Thompson to conditionally approve the plan in coordination with Bryan Smith's September 7, 2023, Engineer's letter as well as all outside agency approvals, Larry O'Donnell seconded. All ayes. Motion carries.

C. NEW BUSINESS

D. OLD BUSINESS

226 Linden Avenue Subdivision seeking extension until November 30, 2023.

Motion made by Kim LaBrake to accept and grant the extension request for 226 Linden Avenue, seconded by Liz Thompson. All ayes. Motion carries

E. ADJOURNMENT

Motion made by Liz Thompson, seconded by Robert Lepley, to adjourn the meeting at 8:52 p.m. All ayes. Motion carries.

Respectfully submitted by,

Holly Schultheis