PLANNING COMMISSION MEETING MINUTES

TUESDAY, March 12, 2024

7:00 P.M.

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

A. GENERAL FUNCTIONS

1. Call to Order: 7:04 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, Kris Russo. Cathy Hartranft and Holly Molder joined via zoom.

3. Minutes of Previous meeting

\*Motion made by Liz Thompson to accept the meeting minutes from February 13, 2024, seconded by Robert Lepley. 6 ayes, 1 abstain, Maria Diaz-Joves. Motion carries.

B. REVIEW & DELIBERATION

1. **1770 Main St. Proposed Medical Office Building – Waiver**

Bryan Smith reviewed and explained waiver request from 390.25.H – to pay a fee of $900 per tree in lieu of planting 13 trees due to DEP/EPA recommendation on the site.

\*Motion recommending council approval of the waiver, made by Liz Thompson, seconded by Kim LaBrake. All ayes. Motion carries.

1. **Kichline/Main St. Land Development –**

Mary Bachert from Boehler Engineers reviewed the plans and explained each parcel. Mary described the project as permitted by right in the HC district. Mary discussed there are fewer parking spaces on the plan than what was determined by adding all the uses up according to the borough’s current ordinance. The applicant will need to request a parking variance. Mary stated most vehicles will be standard size vehicles.

Mary discussed the bus shelter on the property asking if LANTA or the Borough would be installing and maintaining the shelter. If LANTA is to install and maintain, they require advertising signage to be placed on the bus shelter which may require a variance. The board discussed LANTA maintaining vs the Borough maintaining.

\*Motion to write a letter to council and the ZHB, to allow the standard Lanta design bus stop shelter with maintenance provided by Lanta by Liz Thompson, seconded by Don Werkheiser. All ayes. Motion carries.

Further discussion regarding the site continued. Maria Diaz-Joves stated she is concerned about the excess traffic and would like to see the traffic study. The applicant will submit the study at their next appearance. Bryan Smith stated the study will need to show that it meets or exceeds the requirements. Bryan also stated the traffic lights timing will need to be adjusted.

Joe Pampanin asked the applicant if they can provide more intense buffering. The applicant agreed to provide more buffering as requested.

Resident Pat Chase asked about paving, parking, and storm water. Mary explained the streets will be improved to Borough specifications, there will not be any changes in parking configurations, and the storm water will be picked up on site and all DEP guidelines will be met.

Resident Richard Weddigan, via zoom, expressed to the board that he does not agree with the project and how the traffic will impact the residents.

Don Werkheiser commented on the 80 parking spaces that are required and thinks that number is too excessive.

Mary is requesting preliminary approval and stated they can comply with everything in the engineer’s letter.

\*Motion to approve preliminary plan with conditions of the engineer’s letter dated 3/8/32024, increasing buffering and submitting a revised lighting plan, made by Kim LaBrake, seconded by Don Werkheiser.

Roll call: Larry-Yes, Maria –Yes, Don-Yes, Kim-Yes, Joe-No, Robert-No, Liz-Yes. Motion carries.

1. **Clauser/Willimas St. Land Development –**

Karl from Keyston Engineering described the updates on the plans will comply with Bryan’s March 8, 2024 letter. Karl reported there are 132 parking spaces which meets the requirement.

Karl is asking for (3) waivers for the property. 1. To pay a fee of $900 per tree in lieu of planting 123 trees (390-25).

2. Allow the drain down time to increase to 72 hours instead of 12 hours (390-23c.3a).

3. Preliminary/Final approval (390-8).

Bryan Smith stated he supports all 3 of the waivers.

The board discussed the façade of the building and Maria and Kim agree that the current façade is not inviting. They also feel separate entrances should be used for the commercial and residential sections of the building. They feel having a shared entrance could create safety concerns.

Bryan reviewed the FRO requirements with the board.

Resident Pat Chase raised a concern about traffic, parking, and drainage.

Joe Pampanin asked Karl if they would be able to connect to the Rail Trail once that portion of the trail is established. Karl replied that they could do that.

\*Motion to recommend council approval of paying a fee of $900 per tree in lieu of planting 123 trees; (390-25) made by Liz Thompson, seconded by Kim LaBrake. All ayes. Motion carries.

\*Motion to approve, per DEP guidelines, drain down time of 72 hours instead of 12 hours; (390-23c.3a) made by Larry O’Donnell, seconded by Liz Thompson. All ayes. Motion carries.

\*Motion to approve preliminary/final land development;(390-8) made by Maria Diaz-Joves, seconded by Robert Lepley. All ayes. Motion carries.

\*Motion to table the plan until the applicant can provide a revised plan with a new façade design, made by Liz Thompson. All ayes. Motion carries.

C. NEW BUSINESS

There was no new business to discuss.

D. OLD BUSINESS

There was no old business to discuss.

E. ADJOURNMENT

\*Motion to adjourn at 9:15 pm made by Liz Thompson, seconded by Robert Lepley. All ayes. Motion carries.

Respectfully submitted by,

Holly Molder