PLANNING COMMISSION MEETING MINUTES

TUESDAY, May 14, 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: Joe Pampanin called the meeting to order at 7:00 p.m.

2. In Attendance:

Joseph Pampanin - Present

Maria Diaz-Joves - Present

Robert Lepley - Present

Kim LaBrake - Absent

Larry O’Donnell - Absent

Liz Thompson - Present

Don Werkheiser - Present

Also in Attendance:

Michael Corriere, Stan Wojciechowski, and Kris Russo. Holly Molder joined via zoom.

3. Minutes of Previous meeting

\*Motion made by Liz Thompson to accept the meeting minutes from March 12, 2024, seconded by Robert Lepley. All ayes. Motion carries.

B. REVIEW & DELIBERATION

Nothing to discuss.

C. NEW BUSINESS

**Sketch Plan Review: Exchange 21 LLC, 117 6th Street, Whitehall PA. Presented by Eugene Berg, Gouck Architects. Property is located at 30 Bachman St, in the Industrial District (Q7NW3D810715). Additional discussion/recommendation to ZHB on future variance requests.**

Gene Berg from Gouck Architects reviewed and explained the updated plan while comparing it to the previous plan that was submitted in 2021. Gene explained the owner will be dedicating 10’ of ROW on Furnace Street and Oak Street. They will also widen Bachman Street another 2 feet. The plan shows there will be parking restrictions on Bachman Street. The plan is for 43 apartment units with 16 two-bedroom apartments and 27 one-bedroom apartments, a dining hall, and an activity room. With this plan, two variances would be needed, one to allow residential use within an Industrial district, and the other for a variance from the building coverage. Due to dedicating land to make room for fire truck access, the owner loses some of its property, making the building coverage harder to attain.

Nemo Ateyah spoke on behalf of Saucon Valley Manor and explained the need for elderly housing in our community.

Dewey Fire Company submitted a letter asking for a fire apparatus turning analysis be provided using the specs of truck 1321. They also asked about water supply, sprinkler systems, roadways, parking, and fire apparatus access.

Maria Diaz-Joves expressed concerns about the grade levels and the entrances/exits of the building. Maria also expressed concerns with removing parking on Bachman St.

Liz Thompson also expressed concerns with the plan as it takes away parking from Bachman Street and there is already a parking issue there. The residents have no driveway or alley to park in, so removing street parking spaces does not seem like an option.

Joe Pampanin stated he supports the use and building coverage variances, but the building seems too big for the space and may need to be downsized to allow for better circulation of vehicles.

Maria Diaz-Joves suggested they could reduce the number of units to take some size off the building.

The Planning Commission discussed with Gene in detail the concerns with building size, parking, and circulation of vehicles. The Planning Commission asked Gene to address these concerns and implement the changes in the plans and re-submit them to the Planning Commission.

\*Motion made by Liz Thompson to table until a revised plan addressing all concerns is re-submitted.

D. OLD BUSINESS

There was no old business to discuss.

E. ADJOURNMENT

\*Motion to adjourn at 9:07 pm made by Liz Thompson, seconded by Robert Lepley. All ayes. Motion carries.

Respectfully submitted by,

Holly Molder