PLANNING COMMISSION MEETING MINUTES

TUESDAY, July 9, 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 7:02 p.m.

2. In Attendance:

Joseph Pampanin - Present

Maria Diaz-Joves - Present

Robert Lepley - Present

Kim LaBrake - Present

Larry O’Donnell - Present – via zoom

Liz Thompson - Absent

Don Werkheiser - Present

Also in Attendance:

Michael Corriere, Bryan Smith, and Kris Russo. Cathy Hartranft and Holly Molder joined via zoom.

3. Minutes of Previous meeting

\*Motion made by Maria Diaz-Joves to accept the meeting minutes from June 11, 2024, seconded by Robert Lepley. All ayes. Motion carries.

B. REVIEW & DELIBERATION

**Bachman St. Sketch Plan Review (continued):**

Gene Berg from Gouk Architects reviewed the updates to the plan. Gene reported the building will be 3 stories with parking underneath and 43 apartments: 16 two-bedroom apartments and 27 one-bedroom apartments. The plan shows they will be widening 3 streets around the perimeter of the project to provide better access in and out of the property for fire apparatus. They are asking the PC board to send a letter of support to the ZHB for a use variance, a building coverage variance, loading zone variance, favorable interpretation of elderly housing for parking demand, and the number of units per acre.

Don Werkheiser asked where vehicles are going to park for overflow parking.

Nemo, the owner stated overflow parking would be on the street, but she doesn’t see the lot ever being filled up due to the age of the residents.

Gene stated they have more than enough spaces based on the zoning requirement for age restricted housing.

Bryan Smith asked if they could consider enlarging the parking spaces to make maneuvering safer in the parking garage.

Bryan Smith discussed the R2 ordinance allowing 40 units per acre and this property being less than an acre. Bryan stated the number of units should be reduced.

Bryan Smith recommended making multiple access points to the building.

Maria Diaz-Joves stated the number of units needs to be reduced.

Joe Pampanin suggested they change the mix of units to change the length of the building to reduce building coverage.

Kim LaBrake asked what services SV Manor would be providing.

Nemo stated SV Manor would make food deliveries and send nurses over as needed. She stated the food deliveries would be made in their Suburban and park at the loading dock, drop off the food and leave.

**\***Motion made by Kim LaBrake to recommend ZHB approval for use variance, seconded by Maria Diaz Joves. 5-yes, 1- no, Don Werkheiser. Motion carries.

**\***Motion made by Maria Diaz-Joves to recommend ZHB approval for max building coverage based on the fact they are dedicating property to widen the streets, seconded by Kim LaBrake. 5-yes, 1-no, Don Werkheiser. Motion carries.

**\***Motion made by Larry O’Donnell to recommend ZHB to approve shortening the loading zone from 53 feet to 49 feet, seconded by Robert Lepley. All ayes. Motion carries.

**\***Motion made by Kim LaBrake to recommend the ZHB keep in mind the number of units per acre using the gross square footage versus the net square footage after dedication of property to widen the streets, seconded by Maria Diaz-Joves. 5-yes, 1-no, Don Werkheiser. Motion carries.

**\***Motion made by Maria Diaz-Joves to have ZHB clarify use of elderly housing and the definition in figuring out the number of parking spaces, seconded by Kim LaBrake. All ayes. Motion carries.

**80 Hess Ave./0 Kiernan Ave Subdivision/Land Development:**

Heath, the engineer updated the board on the projects and asked the board to recommend conditional approval.

Bryan Smith stated he noticed there were only 2 parking spaces per unit provided on the plans and stated any single family attached unit requires 3 parking spaces per unit. Heath stated he will redesign the plan to create space for 3 vehicles and asked that the board still approve so he can send Bryan the updated plan and get the project moving along.

The Board discussed.

**\***Motion made by Maria Diaz-Joves to recommend council approval for 80 Hess Avenue based on the engineer’s letter and revised plan that shows 3 parking spaces per unit, seconded by Robert Lepley. All ayes. Motion carries.

\*Motion made by Kim LaBrake to recommend council approval for Kiernan Avenue based on the engineer’s letter and revised plan that shows 3 parking spaces per unit, seconded by Robert Lepley. All ayes. Motion carries.

**Kichline/Main St. Land Development (final approval):**

Mary Bachert updated the board on the plan and is asking for final approval.

There was some discussion from the public regarding traffic and buffering.

The plans will show increased buffering, and the traffic plan is under PennDOT authority. Everything has been submitted and reviewed by them.

**\***Motion made by Joe Pampanin to recommend final approval conditioned on the engineer’s July 8, 2024, review letter, the updated lighting plan, and the landscape concerns on buffering, seconded by Larry O’Donnell. 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 the meeting at 9:17pm made by Kim LaBrake, seconded by Don Werkheiser. All ayes. Motion carries.

Respectfully submitted by,

Holly Molder