

The Easton Planning Commission met on Wednesday, September 2, 2009 in the 5<sup>th</sup> Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Charles Elliott. Present: Charles Elliott, Robert Sun, Mary Viscomi, Roger Paul, James Bloom, William Heilman and Dennis Lieb. Also in attendance were staff members Becky Bradley, Director, Carl Manges, City Planner and Tina Woolverton, Secretary.

The agenda was approved.

A motion to approve the minutes of the August 5, 2009 meeting was made by Ms. Viscomi, seconded by Mr. Paul, approved by all.

**Privilege of the Floor.** None.

**Simon Silk Mill Presentation by Spillman farmer Architects.** Mr. Jim Whilden of Spillman Farmer Architects made a presentation on the Silk Mill. He said the site has wonderful potential and explained the two types of buildings on the site and what their various future purposes might be. He offered insight into some possible driveway and traffic options through the site. He said he showed some visual presentations for the site. He said the work to date included creating floor plans for all of the buildings, geotechnical research, structural analysis, site utilities and identification of immediate structural needs.

**Special Exception –701 Sullivan Road – Lafayette College Hugel Science Center Building..** Ms. Bradley said the applicants, Lafayette College and New Cingular Wireless, PCS, LLC, DBA AT & T proposes to install nine panel antennas and place equipment cabinets on the roof of the Hugel Science Center. Six of the panels are to be placed on ballasted sleds on the existing rooftop and three antennas will be pipe mounted onto the parapet wall. Each antenna will be 55” and appear visible from Ground level. The equipment cabinets will be placed on the rooftop and concealed behind the existing walls. Ms. Cathrine Durso, Attorney, was present on behalf of the applicant. Mr. Lieb asked if the City would inspect the installation. Ms. Bradley said they would. Mr. Paul asked if all the properties surrounding the building were owned by Lafayette College. Ms. Bradley said the Hugel Science Center is in the middle of the college campus. Mr. Paul asked if the antennas would service AT & T customers only. Ms. Durso said the antennas would service AT & T customers and anyone with roaming. Mr. Sun questioned the wind load used to calculate ballast. Ms. Durso said sustained winds of 70 miles per hour were used. Mr. Elliott asked if an environmental assessment was being performed. Ms. Durso said one was not anticipated. A motion to approve the resolution recommending approval to the Zoning Hearing Board was made by Mr. Lieb, seconded by Ms. Bloom, approved by all.

**Reverse Subdivision, Preliminary Development Plan and Special Exception – Second & Snyder Street Parking Lot – Lafayette College.** Mr. Manges stated the applicant, Lafayette College, proposes to consolidate three parcels and develop a thirty-six space parking lot on a vacant lot and gravel parking area. The proposal includes a new concrete sidewalk, walkway and decorative fence. The walkway will be for public use and the applicant has stated they want sculptures and art located in this area. The proposed parking lot is located in the FEMA defined 100 year flood plain. The parking lot use is allowed as a special exception. Mr. Joe Civitella of McTish Kunkle and Associates was present to answer questions on the plan. He said the forester’s recommendations on planting north of the walkway needed to be discussed as plants may need to be removed in a year or so for future development. Mr. Paul asked if the parking lot would be similar in design to the one across the street at Third and Snyder Streets. Mr. Civitella said it would be nearly mirrored. Ms. Viscomi questioned if the parking lot would be accessed from the rear, behind the car wash. Mr. Civitella said it would. Mr. Sun asked if a traffic study was performed to determine the impact of the lot. Mr. Civitella said there were no plans for a traffic study. Mr. Sun mentioned the intersection sees numerous car accidents. Mr. Civitella said the current lot holds 23 cars, the expanded lot will hold 36, and he doesn’t believe an additional

13 parking spaces will have much impact on the intersection. Mr. Elliott asked if the lot was to accommodate users of the college's 3<sup>rd</sup> street redevelopment area. Mr. Civitella said it was. Ms. Bradley explained the City of Easton is administering an RACP grant for the college for this and other redevelopment projects and she is required to recuse herself from the discussion. Mr. Elliott said he felt a conversation between the applicant and the City forester was needed to decide the course of action on north side planting for buffering, but not blocking the existing overhead doors. A motion to approve the resolution recommending the Zoning Hearing Board grant approval of the Special Exception use and for Development in the flood plain and granting conditional preliminary development plan approval was made by Mr. Paul, seconded by Mr. Bloom, vote abstained by Mr. Sun, approved by all others.

**Land Development and Special Exception North Third Street Gateway, Lafayette College.**

Mr. Manges said the applicant, Lafayette College, proposes to demolish part of the vacant "Ponulak" building and provide an open air Arts Plaza for Lafayette College personnel and students. There will be no demolition to the three story building next to the Ponulak building. The existing roof decks and purlins will be removed to reveal the existing truss and column structure, which will remain to create an open air plaza over the Bushkill Creek. The use is permitted by Special Exception. The property is also in the FEMA defined 100 year floodway and is required to receive a Special Exception for Development in the floodway. Mr. Wayne Stitt, of Spillman Farmer Architects was present. Mr. Sun asked if the plaza would be open to the public. Mr. Stitt said the site would be controlled by gates, which would be closed at times. Ms. Mary Wilford Hunt, Director of Facilities Planning and Construction said the College has not determined a use policy yet. Mr. Elliott noted the staff analysis said the Arts Plaza is for private use. Ms. Wilford-Hunt said the Arts Plaza is on Lafayette College property, which is private property, but the gates would be open to the public during the hours of the Arts Plaza. A motion to approve the resolution recommending the Zoning Hearing Board grant approval of the Special Exception use and for Development in the flood plain and granting conditional preliminary development plan approval was made by Mr. Paul, seconded by Mr. Lieb, approved by all.

**EAC Update.** Mr. Elliott said the EAC's walkability study of Third Street would be presented to the public Works Committee of City Council on September 9, 2009. The term for the Planning Commission member of the EAC had expired and re-appointment was necessary. A motion re-appointing Mr. Elliott to the EAC was made by Mr. Heilman, seconded by Ms. Viscomi, approved by all. A motion naming Mr. Sun as Planning Commission alternate to the EAC was made by Mr. Heilman, seconded by Ms. Viscomi, approved by all.

As there was no further business, the meeting was adjourned at 8:08 PM.