

The Easton Planning Commission met on Wednesday, April 20, 2016, at 6:30 p.m. in City Hall's City Council Chambers, 123 S. 3rd Street, Easton, PA 18042. Planning Commissioners Ronald Shipman, Bonnie Winfield, Charles Elliott, Robert Sun, and Mia Hatzis were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges and Planning Director Tina Roseberry, City Solicitor- Joel Scheer

Mr. Charles Elliott called the meeting to order at 6:33 p.m.

The agenda was approved as presented.

Approval of Minutes Mr. Charles Elliott had a very few minor changes. Name spellings, missing words, asked to approve the minutes of March 2, 2016 with changes. Ron Shipman motioned to approve as amended and Bonnie Winfield seconded. All were in favor. The minutes were approved.

Privilege of the Floor. None

111 N 4th Street Special Exception Carl Manges read the proposal. Changing from a mixed-use to a two-family detached. Carl Martinez was the applicant. Charles Elliott asked if there is anything Mr. Martinez would like to add. Mr. Martinez added both floors are vacant and 3rd floor loft was Easton Hospital before. Robert Sun asked staff view of having commercial on the first floor. Carl Manges said we are looking at a lot of changes to the zoning ordinances. We prefer the commercial on the first floor. This is on a more of a residential street and use is permitted by Special Exception. Mr. Elliott asked about off-street parking. Carl Martinez said there are 3 off-street parking spaces and they are accessed from the side of the building. Mr. Elliott suggested changes to the resolution. Robert Sun moved to approve the resolution as changed with conditions, Ronald Shipman seconded. All were in favor.

30-56 N 4th Street land Development Carl Manges read the proposal. The applicant North Forth LP, proposes to subdivide an existing lot into two parcels, with the creation of a new addition for the City's new Police Station. Staff advocates for approval. This application received conditional preliminary approval at the March 2, 2106, Planning Commission meeting. Mr. Elliott amended the resolution. Ronald Shipman moved to accept the resolution with changes. Mia Hatzis Seconded. All were in favor.

40-42 S 6th Street reverse subdivision preliminary approval on Oct 19, 2015. Carl Manges read the proposal. Consistent with comprehensive plan. Exceeds parking standards. David Drake, architect for applicant, was present to answer questions. Charles Elliott asked Mr. Drake if he had anything to add. Mr. Drake showed renderings on how the building would look. Ronald Shipman asked about the conditions on final approval. Robert Sun asked how many residential vs commercial buildings to see if infill meets the services needed. David Drake said there were adequate services in the neighborhood. Mr. Shipman moved to accept the resolution, Mia Hatzis seconded. All were in favor.

Paxinosa School Land Development Joel Scheer made a statement that this was already approved and was just being reviewed as a change for less parking. Mr. Elliot said the plans have come back for compliance generated by the change for a matter of public record. Carl Manges read the proposal for plan amendment. The applicant, Easton Area School District, stated with this plan amendment, no variances were required. A black coated chain link fence, trees and lights were discussed. The plan includes removing two modular trailers. Staff recommends conditional final approval. Mr. Elliott asked if the applicant had anything to add. Terry Fell, engineer for the school district, was present to answer questions. Robert Sub asked why the variance for the 80 space plan denied was. Carl Manges said the 50 yard setback was not met. Previous version was a 30 yard setback. Robert Sun asked if the extra 20 feet lost that much parking. Frank Pintabone said 14 spaces. Mr. Pintabone said the School District wanted to keep the neighbors happy. Ronald Shipman said he did not understand why the Zoning Hearing Board denied the variance request. Robert Sun asked if there will be an opportunity to add additional spaces in the future, Terry Fell said it could be done in the future. Mia Hatzis asked if 56 spaces cover the need for parking. Answer was, Yes, but part time staff will not have parking. Charles Elliot asked if anyone wanted to add to resolution. None replied. Robert Sun moved to accept the resolution as presented. Ronald Shipman seconded. All were in favor.

Comprehensive Plan Update – Charles Elliott said members of City Council had problems with the plan and want modifications to the document to address their concerns. The Planning Commission had recommended that City Council

adopt the plan they recommended. Mr. Elliott was concerned that the additional information they wanted to included in the plan could start the whole process over again. A meeting of the different committees with Council members with a tight timeframe will identify specific items and take to the consultant. The best way to accommodate and keep moving forward is desired. Tina Roseberry said what City Council intends to do is split things up into: economy, environment, emergency management and infrastructure to go over. Mr. Elliot said hey need to do this quickly so the plan can be adopted. Tina Roseberry said she should have an idea by June what the reports are. And then will make a plan to insert the ideas into the document. Joel Sheer asked if there was funding for this. Robert Sun asked why they are asking to get involved at a late time and did City Council not approve it? Tina Roseberry said it went to Council for approval and then this issue came up. Traffic and transportation issues came up. They want the document to say these are our top transportation plans. Implication of storm water management. Regulatory and financial implication to be included. Ronald Shipman said he did not understand because it was a planning document. Charles Elliott stated that the draft plan was available for months... everyone had an opportunity prior to April. It is important for these to be included. The plan could be used to solicit grant money. Mr. David O'Connell said the plan was recommending things that were already being done. Certain projects were looking backwards instead of looking forward. Charles Elliott said this plan was started a few years before. The City is seeing rapid improvements. Mr. Elliott thought the final analysis was good. Discussion of water front development was a vision of the future. Mr. Elliott asked if any other questions or comments. NONE.

EAC Update. Charles Elliott said the EAC talked about recycling. Worked with Nurture Nature to address issues on source reduction. Banning plastic bag and bottle use was a topic.

Nothing on agenda for May meeting. See everyone in June.

As there was no further business, the meeting was adjourned at 7:42 p.m.