

The Easton Planning Commission met on Wednesday, December 2, 2009 in the 5th Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Charles Elliott. Present: Charles Elliott, James Bloom, Mary Viscomi, William Heilman and Dennis Lieb. Also in attendance were staff members Carl Manges, City Planner and Tina Woolverton, Secretary. Joel Scheer, City Solicitor, was present.

The agenda was approved.

A motion to approve the revised minutes of the November 4th, 2009 meeting was made by Ms. Viscomi, seconded by Mr. Heilman, approved by all.

Privilege of the Floor. None.

Development Plan 416 Canal Street. Mr. Manges said the applicant, Shiloh Baptist Church of Easton, has proposed to convert 2,715 s.f. of an existing 7,248 s.f. building from an office use to a Residential Treatment Facility. The other 4,533 s.f. will continue to be a retail use. The plan received a use variance from the Zoning Hearing Board in October of 2009. The facility proposes to provide 13 rooming units for male residents over 18 years of age who are recovering from alcohol and drug addiction and are at risk of relapse. The plan also includes paving 5 parking spaces along the side of the building, making a total of 18 off-street parking spaces. The property is located in the Adaptive Reuse Zoning District where the E6 Residential Treatment Facility is not a permitted use. Mr. John Young, of Z Architecture was present. He requested a waiver from the SALDO requiring a Surveyor's Certification on the plan. He said he could have the markers placed, but no surveyor was involved in the plan creation and there is no land disturbance proposed. Mr. Elliott suggested a revision to the resolution waiving the requirement. Mr. Lieb asked if the five additional parking spaces were required by the City. Mr. Young said they are existing and are just being paved. Mr. Lieb asked what the existing retail use of the building is. Mr. Kirk Hillman, Executive Elder of Shiloh was present and said the retail use is a thrift store. Ms. Viscomi questioned where the residents of the facility would come from. Mr. Hillman said the residents would be referred from multiple sources. Ms. Viscomi questioned if there would be professional help on site. Mr. Hillman explained it is not a treatment facility but a transitional facility. Mr. Elliott questioned why it was termed as a treatment facility use. Mr. Manges explained it was the determination of the Zoning Administrator that the Treatment Facility description most closely fit the application. A motion to approve the revised resolution granting conditional preliminary approval was made by Ms. Viscomi, seconded by Mr. Lieb, approved by all.

414-416 Cattell Street – Special Exception. Mr. Manges said the applicants, Jamie Thomas and Jayson Morgan propose to establish a D3-Personal Service (Hair Salon) use in the currently vacant 900 s.f. first floor of an existing mixed use two story building. The property is located in the College Hill Zoning District; Block Class C, Street Corridor Enhancement Overlay District where the use is permitted as a Special Exception. One of the applicants, Jamie Thomas, was present. Mr. Lieb asked if the applicants are leasing the space. Mr. Thomas said they are. Mr. Lieb questioned the use of the second floor. Mr. Thomas said it is an apartment. Mr. Lieb asked if any façade improvements are planned for the building. Mr. Thomas said the owner had discussed the possibility. Mr. Elliott questioned if the second floor was leased by another party. Mr. Thomas said it is. A motion to approve the resolution recommending special exception approval to the Zoning Hearing Board was made by Ms. Viscomi, seconded by Mr. Bloom, approved by all.

EAC Update. Mr. Elliott said the EAC held a potluck dinner at the Grand Eastonian on December 1, 2009 where he presented a Power Point presentation. He said the walkability study

was continuing, going north to Forks Township and South across the Lehigh Bridge and St. John's Street.

As there was no further business, the meeting was adjourned at 7:05 PM.