

The Easton Planning Commission met on Wednesday, August 3, 2016 at 6:00 p.m. in City Council Chambers, 123 S. Third Street, Easton, PA 18042. Planning Commissioners Charles Elliott, Bill Carr, Robert Sun, Bill Heilman, and Mia Hatzis were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges. City Solicitor Joel Scheer was also present.

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

The agenda was approved as presented.

Approval of Minutes. Mr. Elliott noted there was a typo error with the minutes from July 6, 2016. There were no other changes. Mr. Carr moved, with Ms. Hatzis seconding, that the minutes of the July 6, 2016 meeting are approved as amended. The motion passed unanimously as amended.

Privilege of the Floor - None

427 Cattell Street – Proposal for a 2 – story mixed use addition for dental office. The applicant, Dr. Louis Tencza, submitted land development plans proposing a 2 –story addition to his existing dental office located at 427 Cattell Street in the College Hill/Street Corridor Zoning Overlay Zoning District. The current and the proposed building will be connected, so to expand his dental practice on the entire first floor. The addition on the first floor will be 1,625 Square feet and on the second floor will be a 1,425 square foot apartment. Mr. Manges read the proposal. The mixed use building is a permitted use in the Street Corridor Overlay Zoning District per Article XXIII 595-125. The applicant will also be adding an additional 4 parking spaces to the existing parking lot for a total of 18 spaces. The pre- application requirements analysis included site data, impact analysis, and land suitability. The subdivision and land development requirements of the general plan have been met. Plans have been submitted to LVPC for review and the conclusion that plans do not conflict with the County Comprehensive Plan. The staff supports the developments which are harmonious with the design, density and function of adjacent land uses and promotes orderly growth consistent with the neighborhood. Staff said adding additional parking is in order with the City's Comprehensive Policy. Staff advocates the Planning Commission to grant conditional final approval of the plans with conditions. Mr. Elliott asked if the applicant had any things to add. Mr. Eugene Weber stood up from the engineering firm and stated that Mr. Manges did a good job of explaining their proposal. Mr. Carr asked what side the addition is going to be on. Mr. Weber said Cattell Street and showed plans. Mr. Heilman asked if this application came to the Planning Commission before. Mr. Manges said that a sketch plan was presented in February of this year. Mr. Sun asked if Dr. Tencza is planning on changing his hours. Dr. Tencza said he may add evening hours on one night. Ms. Hatzis asked how long construction to take and if it will have any impact on traffic. Mr. Weber said 6-8 months and they will be working from a portion of the parking lot and they will be losing staff parking during construction. Mr. Sun asked if parking on the street for 6-8 months will pose a problem with staff and if he looked for alternative parking. The response was that they will look into leasing spaces from College Hill Tavern during the day. Mr. Elliott asked if the proposed apartment was going to be his residence. The response was no. Mr. Elliott commented that the second floor would look nice on the structure. Mr. Elliott asked if anyone else had any questions. There were no further questions. Mr. Heilman moved with Mr. Carr seconding. This motion passed with all in favor.

Comprehensive Plan Update. Mr. Manges reported that all the summaries from all the subcommittees have been completed and given to City Council and will be returned by the end of the month. A copy editor is going to look at the Comprehensive Plan once the consultant makes the changes to make sure everything makes sense and there are no grammatical errors. Hopefully, the final draft will be ready by the end of September to be adopted.

Environmental Advisory Council Update. Mr. Elliott summarized the following from the EAC: it was the same as last month.

As there was no further business, the meeting was adjourned at 6:48 p.m.