

The Easton Planning Commission met on Wednesday, February 3, 2016, at 6:30 p.m. in City Council Chambers, City Hall Council Chambers, 123 S. 3rd Street, Easton, PA 18042. Planning Commissioners Robert Sun, Bill Heilman, William Carr, and Ron Shipman were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges.

Mr. Robert Sun called the meeting to order at 6:36 p.m.

The agenda was approved as presented.

Approval of Minutes Robert Sun asked to approve the minutes of January 2, 2016 as presented. The minutes were unanimously approved as presented.

Privilege of the Floor. None

427 Cattell Street – Sketch Plan for building a 2- story addition above dental practice. Carl Manges showed a sketch plan to allow the Easton Planning Commission an opportunity to comment on the proposed land development prior to a preliminary plan submission. No action by the Planning Commission was required at this time. The applicant, Dr. Lou Tencza, will be proposing the construction of a 2-story mixed-use addition located at 427 Cattell Street to extent his dental practice. The proposal would add 4 additional parking spaces to the current parking lot located behind is dental practice for a total of 18 spaces. Mr. Robert Sun asked if the applicant had anything to comment. Mr. Randy Galiotto, Project manager, said Carl did a good job and they are looking to add on to the property with a beautiful addition. Mr. William Carr asked about if any trees will get cut down. Mr. Galiotto said 1 tree will get cut down, and that new trees were put in the front. Mr. Sun asked if staff had any comments about the impervious parking lot and storm water runoff. Mr. Manges said the City Engineer would look at the storm water runoff when plans were submitted. Mr. Sun asked the applicant about the time line when the plan will come before them and how long will construction take? Dr. Lou Tencza said he plans to start by this summer and to be finished by early next year. Mr. Sun asked if anyone else had other comments or questions. There were none. Mr. Galiotto said he will be back in a month or two with a final plan; and gave commission hand outs.

Paxinosa School Land Development update. Randy Galiotto, project manager, gave a quick update on the status of the Paxinosa Elementary School land development. Mr. Galiotto said collection systems were being designed to collect water that will be caused by the proposed parking lot. The plan includes stone bed with pipes under pavement that will meet all requirements for stormwater runoff. Mr. Galiotto showed that green space and new trees are proposed and the existing trees will stay with the proposal. The City Forester worked with the applicant on what species of trees were acceptable. Lighting for the parking lot was discussed indicating the light fixtures will be a cool white light and they are making sure that light will not spill onto the neighbor's property. Mr. Sun asked if the plans will show the spillage and what the dimensions of the light poles were. Randy Galiotto said they are on a concrete base 2-3 feet off ground. Referring to the plans he commented that D4 is a double light fixture and, s1 is a single light fixture. 10 total on the entire site. They looked at doing olive lighting in between and it didn't meet the code requirements. Mr. Shipman commented about spill over lighting and it being an issue like at the college garage. Mr. Sun asked if they will turn off the lights at all. Mr. Galiotto said they will be on a timing system and they may be off by 8-9 pm and kick back on during dark mornings. Mr. Sun asked how late the kids are often there. Mr. Galiotto said that it is a complicated lighting panel and it will be programmed to stay on late during events. Mr. Carr asked if the green areas will be open to play on all year round. Mr. Galiotto responded it will be able to be open to the public, but not during school hours. Mr. Galiotto said there will be playgrounds that will be mulched material with play ground equipment with intentions of keeping older and younger children separated. Mr. Sun asked if there were any other questions. There were none.

Comprehensive Plan Draft Resolution- Executed summary was presented by Carl Manges. Staff presented a resolution recommending the Planning Commission forward to City Council their recommendation to adopt the Comprehensive Plan which was created by Urban Matrix. Mr. Sun said he spoke with Chairman Charles Elliott, and relayed Mr. Elliott was in favor of this recommendation and that he regretted not being there for this vote. Mr. Sun asked if there was a motion to approve the resolution as presented by staff. Mr. Shipman made the motion with Mr. Carr seconding. The resolution passed unanimously.

As there was no further business, the meeting was adjourned at 6:59.m.