

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

Mr. Charles Elliott called the meeting to order at 6:31 p.m.

The agenda was approved as presented.

Approval of Minutes Mr. Charles Elliott had some minor changes to the minutes of June 1, 2016. Ron Shipman moved to approve the minutes as amended, Robert Sun seconded. All were in favor. The minutes were approved.

Privilege of the Floor. None

161C W Berwick Street Special Exceptions- Mr. Manges read the proposal for the proposed photography studio. The proposed use is permitted by Special Exception, consistent with the comprehensive plan; the health, safety and general welfare, and the area will likely be improved. The proposal is consistent with the nature of land uses in the area. The Zoning Administrator stated that there are efficient off-street parking spaces located at this property. Charles Elliott asked if anyone would like to speak on behalf of the proposal. The applicant, Katja Kruppe, said that the review covered everything and that she is passionate about the neighborhood and is excited about running her studio at this location. Mr. Carr asked if film will be developed at the site, and Ms. Kruppe indicated that it will be digital. There were no further questions from the Commissioners. Mr. Elliott asked if there were any questions from the audience. There were none. Robert Sun moved to accept the resolution recommending approval to the Zoning Hearing Board, with William Heilman seconding. All were in favor.

443 Church Street Lot Consolidation and Subdivision – Mr. Manges read the proposal to consolidate 4 parking lot parcels into one and then subdivide that consolidated lot into 2 parcels. Lot #1 would have 27 parking spaces and will be owned by the City of Easton. Lot #2 would contain 48 spaces and will be retained by the owner. Charles Elliott asked if anyone would like to speak on behalf of the proposal. Kris Reiss from Boucher & James stated that Mr. Manges described the project thoroughly and was happy to answer any questions the commissioners may have. Mr. Shipman asked if additional lighting would be provided especially to the western side of the parking lot. Mr. Shipman said it gets really dark in that area. Mr. Reiss said they would look into that. Mr. Elliott asked if there were any additional questions from the Commissioners or the audience. There were none. Mr. Shipman moved to approve the resolution, with Mr. Sun seconding. All were in favor.

Zoning Amendments Discussion – Staff presented the Commissioners with amendments they would like for the Zoning Code. These amendments included changing some uses that are Special Exceptions in the Street Corridor to make them permitted uses, and changing regulations to the sign ordinance. After lengthy discussions on these changes, it was determined that staff would come back with updated amendments, particularly with Personal Service and Smoke Shop uses in the Street Corridor and with the size of signs within the Downtown.

Comprehensive Plan Update – Tina Roseberry said that she and Carl are putting together recommendations from all the committee meetings that were conducted. Tina suggested that the commissioners meet on July 20, 2016, to go over these recommendations before sending it to the consultant to be implemented into the Comp Plan.

EAC Update. Charles Elliott said the EAC continues to focus on the City's recycling and efforts to improve it. It is working with Lafayette College's Dr. Andrea Armstrong and the Nurture Nature Center to collaborate with a class on environmental policy and organizations to evaluate and propose improvements for recycling in the City's neighborhoods.

As there was no further business, the meeting was adjourned at 8:43 p.m.