

The Easton Planning Commission met on Wednesday, October 7, 2015, at 6:30 p.m. in City Council Chambers, Alpha Building, One South Third Street, Easton, PA 18042. Planning Commissioners Ron Shipman, William Heilman, Robert Sun and Bill Carr were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges and Director of Planning and Zoning Tina Roseberry.

Mr. Robert Sun called the meeting to order at 6:28 p.m.

The agenda was approved as presented.

Approval of Minutes of Sept 2nd Robert Sun said Jared Mast name is spelled wrong. On next page- dozen lines down. What is asked by Robert Sun – redundant wording and didn't make sense. Mr. Sun suggested deleting the sentence. Ron Shipman motioned to approve the minutes with changes. Bill Carr seconded. The motion passed with the changes.

Privilege of the Floor. None

6 S 3rd Street. Also known as 16 Centre Square. Special Exception request to redevelop an existing 5-story building into an A12- Mixed Use. Carl Manges read proposal. The 39,000 square foot building is proposed to contain 28 residential units with a total of 37 bedrooms. First floor will remain commercial (currently Wells Fargo bank) the 2nd, 3rd, 4th and 5th floors will be converted to residential. The applicant said that the property will be developed in 7 months of approvals. Application requires 24 off-street parking spaces and there is no parking lot. Applicant is seeking a variance from the Zoning Hearing Board for off-street parking. All alterations to the exterior of building will require Historic District approval. The proposed A12 – Mixed use is located in Downtown District where it is permitted. Staff recommendation is to advocate the approval with conditions. The applicant, ONE 6, LLC, Attorney Dennis Benner and Michael Gula Engineer had nothing to add. Ron Shipman asked Carl Manges what the conditions. Ground elevations and a couple approval certifications were required on the plans. Mr. Benner said that they plan to use a parking garage on Pine Street for off-street parking. Mr. Heilman asked about a contract with parking garage. Carl said it is up to ONE 6, LLC to make arrangements for parking with the garage. Mr. Heilman asked what if others without parking want to do the same thing. Tina and Carl are looking at parking issues, such as long term solutions for parking downtown. Asked what Pomeroy did. Carl said they bought parking spaces in the garage for their tenants. Mr. Carr asked about the plans for the exterior. Attorney Benner said it is going to be the same. Mr. Sun asked if the windows will be able to open. Mr. Benner said they open now. Mr. Sun asked about roof top plans. Mr. Benner provided plans. Mr. Sun asked if roof can bare the load. Attorney Benner said yes, and has been engineered and looked at. Rent approximately \$1300-\$1500. Mr. Sun asked about inconvenience about blocking off-street during the renovations. Attorney Benner said project will be serviced from the rear. The plan is to gut building. Trash will be in the alley. Mr. Heilman asked about changes in taxes. Mr. Benner said that they will probably go up. No further questions. Ron Shipman made motion to approve for adoption of the staff resolution, recommending approval of the special exception request. Mr. Heilman seconded. The motion passed with all in favor.

Comprehensive Plan Update. Tina Roseberry said the consultant came back with a 2nd draft. Draft was reviewed and is addressing their comments. They ranked projects in the comprehensive plan. Counsel was on board with her comments and for the most part think it is a good plan. Need to send to adjacent municipalities and school districts. They will get a digital copy on CD in high resolution. Give them their required time period to comment. Looking at December for a proposal to counsel. Decided to put it in Dropbox rather than on a CD. The top things will be put into a high-lighted document. Revitalization of West Ward and other neighborhoods. And looking at planning for the water front areas. Mr. Sun asked about how long to get funds to get that developed. Other communities are thriving on River front. Tina says it is worth doing and water front worth looking into. Mr. Sun asked if grant money was available to tap into those funds. Tina said it is a good potential that PennDOT could participate. Discussion ensued about Renew Lehigh Valley to bring back passenger train to the area. Travel would be so nice. The D & L National Heritage has been granted money from FHWA to vision for the gaps and holes in the trail. Easton is an area they want to prioritize. D & L National Heritage is paying for a study right now for a strategic plan.

Environmental Advisory Council Update. No update

As there was no further business, the meeting was adjourned at 7:11 p.m.