

The Easton Planning Commission met on Wednesday, June 17, 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, Robert Sun, Mary Viscomi, Roger Paul and William Heilman. Also in attendance were staff members Becky Bradley, Director, Carl Manges, City Planner and Tina Woolverton, Secretary.

The revised agenda was approved.

A motion to approve the minutes of the May 6, 2009 meeting was made by Mr. Sun, seconded by Mr. Heilman, approved by all.

Privilege of the Floor. None.

Determination of Blight – 120 Northampton Street. Mr. Manges stated the property had been determined as blighted at the Vacant Property Committee meeting of June 10, 2009. The blight criteria as determined by the Chief Code Administrator was included in the packets showing the property as an attractive nuisance, unfit for human habitation, lack of maintenance and not rehabilitated for more than a year. Ms. Viscomi asked if the property owner had been notified. Ms. Bradley stated code complaints result in notification to the owner. Mr. Elliott added, once the property was determined blighted by the Planning Commission, the owner would be notified of the determination and have 30 days to appeal or repair the property. A motion to approve the resolution determining 120 Northampton Street as blighted was made by Ms. Viscomi, seconded by Mr. Paul, approved by all.

Special Exception - 501 W. Berwick Street. Mr. Manges stated the applicants, Kerry and Mark Thelwell, propose to establish a D-3 Personal Service use in the currently vacant first floor of a mixed use building. The previous use was a grocery store. The property is located in the South Side Block Class C Zoning District, Street Corridor Enhancement Overlay District, where the proposed D-3 use is permitted by Special Exception. Mr. Manges said the proposed business is beauty and nail salon business. Hours would be Monday to Saturday from 8 am to 8 pm and there would be 7-8 employees. Mr. Manges noted the application does not provide for off-street parking spaces, but the Zoning Administrator determined the requirements for off-street parking are grandfathered. Staff supported recommending approval to the Zoning Hearing Board. No representatives of the applicant were present. Mr. Sun expressed concern over no off-street parking and wondered whether the 7-8 employees would be divided between shifts. Mr. Dan Faust of 503 Berwick Street also expressed his concern over parking. Since the applicant was not present and was therefore unable to answer questions regarding parking, number of customers and number of employees, it was decided the matter would be referred to the Zoning Hearing Board without recommendation of the Planning Commission. A motion to approve no recommendation to the Zoning Hearing Board was made by Ms. Viscomi, seconded by Mr. Heilman, approved by all.

Marquis Estates – Discussion Item. Mr. Manges said Marquis Estates had previously been on the agenda, but had signed a continuance waiver until they received their approval from the Northampton County Conservation District. Mr. Scheer said he was not comfortable accepting a continuance waiver that did not specify a date. A discussion ensued and a motion was made by Ms. Viscomi, seconded by Mr. Sun to table the plan until the July meeting, at which the Commission would request an informal update from the applicant and request a continuance waiver with a specific date.

Multi-Municipal Comprehensive Plan – Discussion Item. Ms. Bradley said the Multi-Municipal Comprehensive Plan had been discussed at previous meetings of the Planning Commission, and had resulted in many questions regarding what benefit it would present to the City. She said she had spoken with Representative Robert Freeman who favors the concept and

would be willing to speak to the Commission regarding his experience and knowledge of multi-municipal comprehensive plan. The Commission was in agreement to have representative Freeman speak to them and Ms. Bradley said she would schedule him to speak at a future meeting.

EAC Update. None

As there was no further business, the meeting was adjourned at 8:45 PM.