

The Easton Planning Commission met on Wednesday, February 16, 2011 in the 6th Floor Council Chambers, Easton City Hall.

A quorum was not present at 6:30, so the agenda was re-arranged to allow non-action presentations to go before official business.

NEA Art Selection Presentation. Mr. Ellis Finger, director of Lafayette College's Williams Center for the Arts was present to give an update on the NEA art selection process. He said that one year ago the college was having discussions to decide if it was appropriate for them to partner in a grant application for activities that would occur primarily when the college was not in session. He said deciding factors in moving forward with it were partnerships with the City for the Karl Stirner Arts Trail, partnerships with the West Ward Neighborhood Partnership through the Wachovia Foundation and the desire to move art programming to the 3rd Street Williams Center for the Arts. He said when the grant award of \$200,000 was announced last summer, the troops rallied, creating two planning committees and a website. He added the selection process has come down to 40 finalists with community jury meetings taking place in March to select 12 to 16 works of art to be installed throughout the City, with the festival opening in May. Ms. Bradley added that the quality of artwork submitted is extraordinary and will have a positive long term effect on the community. Mr. Elliott asked how the community meetings were publicized. Mr. Ellis said through ACE and press releases.

NSP 3 Grant presentation. Ms. Bradley explained that the Planning Department partners in activities with other departments. She cited the NSP3 funding the Redevelopment Authority recently applied for as an example of the work the Planning staff does beyond plan reviews. Mr. Gish presented a power point of the maps and data that were supplied for the grant application. The maps included breakdowns by census blocks citywide, HUD risk scores, complaints and code violations as well as existing rehabilitation projects, foreclosures and short sales and vacant properties. Ms. Bradley said the mapping services provided by the department help in getting additional revenue sources for all city departments. Mr. Lieb asked the source of the data fed into the system. Mr. Gish said the figures come from federal and city data, with the 2000 census being a primary reference. Mr. Elliott asked when the 2010 census information would be available. Mr. Gish said parts will begin rolling out in March. Mr. Sun requested copies of the maps and said he was surprised how evenly the vacant properties were distributed throughout the City.

As of 7:10 pm a quorum was present and the meeting was called to order by Charles Elliott. Present: Charles Elliott, Robert Sun, William Heilman and Dennis Lieb. Also in attendance were staff members Becky Bradley, Director; Brian Gish, Chief Planner; Carl Manges, City Planner; and Tina Woolverton, Secretary. Joel Scheer, City Solicitor, was also present.

The revised agenda was approved with an addition from the Chairman for a nomination to reappoint a member of the Planning Commission to the EAC.

A motion to approve the minutes of the January 5, 2011 meeting, with revisions, was made by Mr. Lieb, seconded by Mr. Sun, approved by all.

Privilege of the Floor. None.

Special Exception – 1 South Third Street – T-Mobile. Ms. Bradley said the applicant, T-Mobile Northeast, LLC, proposes to add three additional antennas to existing sled mounts and parapet wall mounts located on the roof of the Alpha Building at 1 S. 3rd Street. T-Mobile currently has six antennas located on the roof. Additionally, the applicant wants to place an equipment cabinet on the roof slab near another existing cabinet. Each antenna will have a height of 55.9” and will be visible from ground level. The property is located in the Downtown Zoning District where the use is permitted by Special Exception. Ms. Bradley said staff felt the structural analysis provided was insufficient and the City has asked Pennoni Associates to perform

additional testing. Mr. Keith Weitknecht of Pennoni Associates was present. He said there is no existing documentation on the slab portion of the roof. He added the calculations provided by T-Mobile were only based upon the load bearing capacity of the concrete slab, and not the steel structure. Mr. Sun asked Mr. Weitknecht if there are records of the steel structure underneath the concrete slab. Mr. Weitknecht said there are no structural records from the time. The engineer representing T-Mobile was also present. He and Mr. Weitknecht had a conversation regarding the additional information needed for the calculations. Mr. Elliott asked Mr. Grabb, attorney for T-Mobile, the purpose of the additions. Mr. Grabb said the intent is to increase capacity, not to extend the area. Mr. Grabb said T-Mobile is in the process of finalizing the structural report, and the conversation with Mr. Weitknecht was very helpful. A motion to approve the revised resolution recommending approval to the Zoning Hearing Board was made by Mr. Lieb, seconded by Mr. Heilman, approved by all.

Final Subdivision – 400 Pierce/530 Porter Street. Mr. Manges said the applicant, Martha Leo, proposes to subdivide an existing property at 400 Pierce and 530 Porter Street into two lots. The owner resides in one of the units, the other is rented. The property is located in the College Hill Zoning District, Block Class C, where the proposed A2 single-family semi-detached use is permitted. Mr. Manges noted the City Engineer determined it is not feasible to separate the sanitary sewer system into two separate laterals, and the existing plumbing system will be allowed to remain. A plan note is required stating any agreements between the owners as far as repairing, replacing or maintaining the system shall be a private matter of the owners. Mark Buchvalt of T & M Associates, project engineer, was present. He added the applicant has received a parking variance from the ZHB. Mr. Scheer recommended adding a sixth condition to resolution for a plan note stating that each owner be jointly and individually responsible to the City for sewer maintenance as required. A motion to approve the revised resolution was made by Mr. Lieb, seconded by Mr. Sun, approved by all.

Development Plan and Special Exception – Intermodal Facility – 123 S. 3rd Street. Ms. Bradley recused herself from the plan review as project applicant. Mr. Gish said the applicant, the City of Easton, in cooperation with LANTA and the Easton Parking Authority, proposes to construct an Intermodal Transportation Facility on 2.4 acres. The site is currently two separate parcels and will be consolidated, and the existing structure on each parcel will be demolished. The plan received conditional preliminary approval on July 7, 2010. The facility will consist of a bus transfer center on ground level, a three level parking garage with 357 spaces, and a three story commercial building. The commercial uses being proposed include a restaurant, retail, museum, office space and a sports testing/training facility. Armand Greco and Fred Williams of LANTA were present. Mr. Heilman asked how this plan was different from the previous submission. Dave Horton, Project Engineer with Pennoni and Associates said the only changes were insignificant plan notes. Mr. Heilman asked if the financing is still in place. Ms. Bradley replied it is. Mr. Lieb asked if streetscaping is part of the project. Mr. Horton replied it will overlap with the PCTI project for S. Third Street. Mr. Sun noted the provisions for up to 8 buses and asked if that was an increase over existing capacity. Mr. Greco said presently there are provisions for 5. Mr. Sun noted the entrances were on S. 3rd Street, and the exits on Bank Street, and questioned in a flood event if exiting would be possible. Ms. Bradley responded it would be, and it was designed that way for that purpose. Mr. Greco commended the City for the design of the facility. Mr. Rich Hieshetter of 304 W. Monroe Street was present. He asked if there would be a level of green certification on the project. Mr. Horton replied he was not certain as to the reference of the certifications and would need to research the question. Mr. Hieshetter expressed concern over using planters versus directly planting the plants and in some of the specie choices. He also suggested incorporating a clock into the streetscape and distributed ideas for a more creative water feature. Mr. Scheer recommended a minor amendment to the resolution. A motion to approve the revised resolution granting final conditional approval to the development plan and recommending Special Exception approval to the ZHB was made by Mr. Sun, seconded by Mr. Lieb, approved by all.

Staff Update – 600 Block of Northampton Street Master Plan. Ms. Bradley said a draft concept plan had been presented at a public meeting on February 10. Mr. Gish added the project plan is half way to completion and said one of the larger problems of the block is the perception of it. Mr. Elliott said the plan is exciting, and requested a copy of the power point presentation. Mr. Sun asked if the Ambassador Program reached that block. Ms. Bradley replied it does not.

EAC Update. Mr. Elliott said the EAC had discussed their role in the Comprehensive Plan re-write at their meeting.

Mr. Elliott said the Planning Commission needs to appoint a representative to the EAC. A motion to reappoint Mr. Elliott to the EAC was made by Mr. Heilman, seconded by Mr. Lieb, approved by all.

As there was no further business, the meeting was adjourned at 9:30 PM.