

The Easton Planning Commission met on Wednesday, July 1, 2015 at 6:00 p.m. in City Council Chambers, Alpha Building, One South Third Street, Easton, PA 18042. Planning Commissioners, Ronald Shipman, William Heilman, Robert Sun, Bill Carr and Mia Hatzis were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges. City Solicitor Joel Scheer was also present.

Mr. Robert Sun called the meeting to order at 6:01 p.m.

The agenda was approved (as changed).

**Approval of Minutes.** Mr. Ron Shipman moved, with William Heilman seconding, that the minutes of the June 3, 2015 meeting be approved as presented. The motion passed unanimously.

**Privilege of the Floor. None**

**1201 Ferry Street** Special Exception request to convert a A12 –Mixed Residential/Business use in the West Ward Zoning District to an A7 - Multifamily. Mr. Manges read proposal. Staff advocates with conditions to grant request to the Zoning Hearing Board. Mr. Robert Sun asked if applicant, Nick Alfero, would like to add to the comments. Nick Alfero stated that the city asked him to change the zoning from A7 – Multifamily to A12- Mixed to accommodate the Weed and Seed office in the past, recently he tried to rent to a commercial business, but couldn't find a tenant. He would like to go back to all residential, with no major renovation, because he has interested residential tenants. William Heilman started a discussion about sprinkler system required for first floor. No further comments. Ron Shipman moved, William Heilman seconding. The motion passed unanimously.

**1406 Lynn Street** Lot Consolidation. Mr. Joe Burgey, applicant, requests to consolidate three lots into one. Mr. Manges read the proposal. Staff advocates conditional approval of plan. Mr. Sun asked if Mr. Burgey would like to add to the comments. Joe Burgey stated that the lots are narrow and he wants to do landscaping, it is more beneficial for insurance and entrance planning for architectural designs. He stated that he owns 7 lots on the block. The commercial building is on the lot next to these. Ron Shipman asked about a picture and Mr. Burgey explained he cleaned the lot. Mr. Sun asked about why the addresses were so different considering they were next to each other. Carl clarified. Joel Scheer asked Carl if LVPC had any comments or conditions on this. Carl said LVPC had no concerns. Ron Shipman moved that the plan receive conditional final approval, with William Heilman seconding. This motion passed unanimously.

**Comprehensive Plan Update.** Mr. Manges reported that he has received one third of the document from Urban Matrix. 43 pages and another 100 pages to come. He should present to the Commission in August or September. Mr. Manges also mentioned that there is a 45 day review period after the Commission review before going to Council.

**Environmental Advisory Council Update.** Mr. Charles Elliot was not present. No comments. It was discussed that the EAC might not have met.

Discussion on changing meeting starting time from 6pm to 6:30pm initiated by Mia Hatzis. William Heilman motioned to change the meeting time to 6:30 and Bill Carr seconded. Motion passed unanimously.

As there was no further business, the meeting was adjourned at 6:22 p.m.