

The Easton Planning Commission met on Wednesday, June 1, 2016, at 6:30 p.m. in City Hall's City Council Chambers, 123 S. 3rd Street, Easton, PA 18042. Planning Commissioners William Carr, Bonnie Winfield, William Heilman, Charles Elliott, Robert Sun, and Mia Hatzis were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges, City Solicitor- Joel Scheer

Mr. Charles Elliott called the meeting to order at 6:32 p.m.

The agenda was approved as presented.

Approval of Minutes Mr. Charles Elliott to approve the minutes of April 20, 2016. Robert Sun moved to approve and Bonnie Winfield seconded. All were in favor. The minutes were approved.

Privilege of the Floor. None

Silk Mill Special Exceptions- Brewery/Restaurant, Hair Salon, Make-up Artist Studio, Fitness Center, Photography Studio, Videography Studio, Medical Device Sales, And Event Planning Service. The applicant, Silk Development 2 LP, proposed 8 new businesses at the Silk Mill site. These new businesses will be located on the vacant first floors of 1247, 1250, 1256 Simon Blvd. formerly known as Buildings J, K, and N. Carl Manges read the proposal. The proposed uses are 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. There are 99 off-street parking spaces associated with these proposals. Charles Elliott asked if anyone would like to speak on behalf of the proposals. Robert Sun asked everyone to introduce themselves and make a comment about their business.

1. Eric Thomasick president of Boser Geist Brewing Co. A brew pub with a restaurant. Vermont or Maine rich hops and locally sourced and organic as much as possible. Looking into a Barrel sharing program. The restaurant will have between 75- 150 seats, with entertainment.

2. Matt Stocker, fitness center on Bushkill Drive for 7 years, known as Trinity Fitness. Currently they are located across from Dieter Brothers. The new space will be 5300 sq ft, have bathrooms and a shower. There will be small rooms for private clients and other room for group classes. High level of fitness, more exclusive.

3. Joann Piserchio said she is proposing a 2-3 chair hair studio. It will have a upscale, recycled, green, antique vintage feel. She is a transplant from California and owned 2 salons in Colorado. Salon Silk will be the name. Full service hair salon, including hair and facial waxing.

4. Alisha Becker. Alicia Nycole LLC. Bridal hair and makeup. Lessons on makeup. Travel to brides. Use the facility for trials and preview prior to going on location. Will be a personal service focusing on brides. Not doing Halloween makeup.

5. Cheryl Gallagher, KLO Events, provides event planning for nonprofits. Clients include the National Kidney Foundation, Alzheimer's Association. This location will be the headquarters for 4-5 employees and currently located at 400 Northampton Street. This location is strictly the administrative side.

6. Elaine Zelker, Photography Studio. Had been located at 400 Northampton Street for 7 years and is currently in the Nurture Nature building. Specializes in corporate head shots, graduation pictures. Mrs. Zelker stated that Alisha Becker does makeup for her clients.

7. Zeke Zelker, Film Maker, Videographer. Has been in the Lehigh Valley for 20 years. Feature films and a lot of work with Lafayette students. This will be production space; editing and sound work. Promotes what we do here and shows around the world.

8. Jeff Haldeman, a medical device company. Once a quarter 10-12 people will gather for a meeting. No inventory. Office use only. Name of business is Exemplum Medical. Currently a tenant in the National Building looking for a change in venue.

Mark Mulligan spoke - Brewer is 50% of space of building K. Building J is 100% occupied with these proposals, and Building N is 25% occupied. Project is moving forward really well. Described the tax advantages, including no sales tax to vendors in the zone. Process for a 10 year period with only 8 years left. Not going to pay real estate taxes, exempt during this period.

Charles Elliott asked if anyone wanted to address the commission or the applicants. There was none.

Charles Elliot asked for a motion to address collectively the draft resolutions for all 8 individually mentioned proposals. William Carr moved to approve, William Heilman seconded. All were in favor.

Comprehensive Plan Update – Carl Manges said two meetings were scheduled, Planning & Zoning and Infrastructure on June 7th and the other meeting is on the June 21st.

EAC Update. Chares Elliott said still focusing on recycling issues. Community based learning experience with Lafayette students and will have more to report next month.

As there was no further business, the meeting was adjourned at 7:35 p.m.