

The Easton Planning Commission met on Wednesday, June 2, 2010 in the 5th Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Mary Viscomi. Present: Mary Viscomi, James Bloom, William Heilman and Roger Paul. Also in attendance were staff members Becky Bradley, Director of Planning and Codes; Brian Gish, Chief Planner; Carl Manges, City Planner; and Tina Woolverton, Secretary. City Solicitor Joel Scheer was present.

The agenda was approved.

The minutes of the May 5, 2010 meeting were approved.

Privilege of the Floor. None.

Special Exception 1440 Washington Street, Apartment #3. Mr. Manges said the applicant, Veronica Ngila, proposes to establish a Small Family Daycare Home Use for three children in her apartment at 1440 Washington Street. There are 12 apartments in the three-story building. The property is located in the West Ward Zoning District, Block Class A where the proposed use is permitted by Special Exception. Mr. Manges noted there are two existing means of egress out of the apartment, one to the front of the building and the other to the rear of the building. The applicant was present to answer questions. She said the hours of operation would be Monday to Friday, 6:00 am to 6:00 pm. Additionally, she said she has two reserved spots in the parking lot and would dedicate one spot for drop offs and pick ups. Mr. Scheer suggested adding a condition to the resolution stating one parking spot would be dedicated for that use during business hours. A motion to approve the revised resolution recommending approval of the special exception to the Zoning Hearing Board was made by Mr. Paul, seconded by Mr. Heilman, approved by all.

Special Exception and Development Plan 660, 680 & 686 Lehigh Drive. Mr. Gish said the applicant, Badway Karam, proposes to use three parcels along Lehigh Drive for the storage of vehicles and non-hazardous landscaping materials. He said the site will be utilized by a landscape contractor who will keep vehicles and equipment parked there and small quantities of landscape materials. Ms. Bradley said the staff had just received an e-mail listing the landscape material, and it included rock salt, which is not permitted to be stored in the flood plain. She also noted the plan lacked a full land suitability and impact analysis study, as well as an evacuation plan in case of an impending flood. Mr. Karam was present and stated in the event of possible flooding, equipment and materials would be moved to another parcel he owns. Staff recommended the applicant sign a continuance waiver to suspend a motion on the plan until the meeting of July 7, 2010. The applicant agreed and no further action was taken.

Special Exception and Land Development – Parking lot for the Karl Stirner Arts Trail. Mr. Manges said the applicant, the City of Easton, proposes to develop a twenty two space parking and event staging area on a vacant gravel lot as a component of the Karl Stirner Arts Trail. The gravel lot currently serves as a parking area for City employees at the 500 Bushkill Street complex. The parking lot will provide an area for the public to park their cars while enjoying the trail. The proposal includes landscaping, lighting and a decorative fence. The proposed improvements are located in the FEMA defined 100 year flood plain. A motion to approve the resolution approving land development and recommending approval to the Zoning Hearing Board for Development in the Flood plain was made by Mr. Bloom, seconded by Mr. Paul, approved by all.

Staff Update. Ms. Bradley said she had intended to include a rail presentation at the meeting, but a meeting was scheduled for the next day to further discuss the study, and she felt she could give a more detailed presentation if she waited until July. She also reminded the Commission that a meeting would be held the following evening regarding the progress on the intermodal facility,

and that meeting on the PCTI (Smart Transportation Grant) which affects the area from Larry Holmes Drive to Washington Street and the circle would be held on the June 7 (stakeholders) and June 14 (the public).

As there was no further business, the meeting was adjourned at 7:40 PM.