

The Easton Planning Commission met on Wednesday, June 3, 2015 at 6:00 p.m. in City Council Chambers, Alpha Building, One South Third Street, Easton, PA 18042. Planning Commissioners Charles Elliott, Ronald Shipman, Bill Carr, Robert Sun, Bill Heilman 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. Elliott called the meeting to order at 6:03 p.m.

The agenda was approved as presented.

Approval of Minutes. Mr. Shipman moved, with Ms. Hatzis seconding, that the minutes of the May 6, 2015 meeting be approved as presented. The motion passed unanimously.

Privilege of the Floor. None

717 – 719 Northampton St. Special Exception request to establish a D6 –Professional Services use (Music Studio) in the West Ward Zoning District with Street Corridor Enhancement Overlay. Carl Manges read proposal. Mr. Elliot asked if applicant would like to add to the comments. Ms. Montgomery had no further comments. Mr. Sun expressed his concerns with sound proofing, late hours and if applicant has spoke to neighbors. Ms. Montgomery said she would accommodate sound proofing, as needed, late hours would be rare and applicant has not spoke to neighbors. Mr. Carr also expressed concern of noise. Applicant stated that she needs one year to be able to establish a non-profit to grow her business for additional sound proofing if needed and her focus was not on rock music, but focusing on vocals and piano. Member of the audience, Aaron Robinowtiz, from the Easton Business Association spoke in favor of this request. Mr. Shipman moved, with Mr. Sun seconding. The motion passed unanimously.

250 Line Street (C-Town Shopping Center) Special Exception request to establish a K1 – Advertising use (Digital Billboard) in the Expressway Transitional Zoning District. Carl Manges read the proposal. Mr. Elliot asked if applicant representative wanted to add to the comments. Jerry Besko and Sean Sterner did not have anything to add. Mr. Shipman asked Mr. Manges about future billboards, locations and dimensions. It was discussed that there is only one area left in the City of Easton that meets these requirements. Mr. Carr moved, with Mr. Shipman seconding, Mr. Sun abstained from vote and all others were in favor. This motion passed.

Comprehensive Plan Update. Mr. Manges reported that Urban Matrix has submitted part one of 4 parts. He also stated that the Planning Commission won't receive anything until all 4 parts have been reviewed by staff which should occur by 3rd week of June. Mr. Manges anticipates the draft should be ready to review for public comment by end of August. 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. Elliott summarized the following business addressed at the June Environmental Advisory Council (EAC) meeting:

- The EAC held general discussions of pesticide use in public parks and right of ways. Draft of proposed policy on way to Director of Public Works.
- The EAC hopes to look at standards of Leadership in Energy and Environmental Design – Neighborhood Development, the LEED program for subdivision and land development at next month's meeting.

Staff Updates. Mr. Manges stated that Street Corridor Overlay Zoning Districts would be updated for future special exceptions and permitted uses. Mr. Sheer stated that in the future deconversions would not have to go through this process. Both agendas may interplay. Audience member Curt Elhy of 305 W. Monroe St, Easton, thanked Mr. Manges for looking into updates to the Street Corridor Overlay and the benefits it would provide future business uses being defined and granted by right to future applicants.

As there was no further business, the meeting was adjourned at 7:03 p.m.