

The Easton Planning Commission met on Wednesday, August 4, 2010 in the 5th Floor Council Chambers, Easton City Hall. The meeting was called to order at 6:30 p.m. by Charles Elliott. Present: Charles Elliott, Mary Viscomi, James Bloom, William Heilman, Dennis Lieb 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.

The agenda was approved.

The minutes of the July 7, 2010 meeting were approved with revisions.

Privilege of the Floor. None.

Plan Amendment – Highland Villas. Mr. Gish said the applicant, Genesis Builders, proposes revisions to its previously approved and recorded development plan. The plan consisted of the creation of six single-family homes and the creation of seven subdivided lots. Lot 7 (93 Highlands Blvd.) had no proposed units, and was sold to Mr. Groner, an adjacent property owner. Mr. Groner also purchased the single family attached home on lot 6 (95 Highlands Blvd.) The plan revision requests relief from continuing the sidewalk along the front of vacant lot 7 and proposes changes to the approved landscape buffering plan. The applicant, Steve Heiss, was present, as was Mr. Groner. Mr. Lieb asked if the sidewalk could be continued to Route 611. Mr. Groner said the rest of the property leading to Route 611 is undeveloped and deeded open land, with a difficult topography. Mr. Bloom noted even if the sidewalk reached Route 611, there is no access to the canal path at that point and Route 611 does not have walkways. Mr. Elliott said he normally believes in completing sidewalks, however this scenario is one of the few exceptions where it would not create a network to other sidewalks, and therefore feels it is not necessary. Staff noted the proposed changes to the landscape buffering actually exceed what was previously approved. A motion to approve the resolution granting conditional final approval to the plan amendment was made by Mr. Lieb, seconded by Ms. Viscomi, approved by all.

Revised Development Plan, Hope VI – Easton Housing Authority. Mr. Manges said the applicant, Pennrose Properties, LLC, in cooperation with the Housing Authority of Easton, PA proposes to make changes to the previously approved and recorded development plan which consists of 144 dwelling units. The proposal would take four of the approved semi-attached single-family dwelling units and replace them with four single-family detached dwelling units. The Project Engineer said the reason for the change was at the request of HUD and was a requirement for mobility impaired individuals. He explained the semi-attached units were two story, and the detached units are a single story. Mr. Lieb noted the other units with driveway access from Burr Street had two car, side by side parking pads, but end unit 1A appears to have a single wide two car pad. He said he would prefer to see the parking configurations consistent. Mr. Bloom questioned if A1 was smaller than the other three units. Mr. Buchvalt said it would be a two story and was not one of the accessible units. On a rendering shown by the applicant, Ms. Bradley noted twins were shown as having separate color schemes and questioned whether it was possible to request that twins share a color scheme. The Project Engineer said he was not certain if the colors were already chosen, but thought it could be accommodated. A motion to approve the revised resolution granting approval of the plan amendment was made by Mr. Paul, seconded by Mr. Bloom, approved by all.

EAC Update. Mr. Elliott said the EAC had a detailed discussion on the S. Third Street improvements the previous evening.

Staff Update. Ms. Bradley presented the Planning Commission with same plans the EAC had reviewed and requested their comments on them. She said the roadwork was a continuation of the improvements made to Larry Holmes Drive.

As there was no further business, the meeting was adjourned at 7:45 PM.