

The Easton Planning Commission met on Wednesday, March 4, 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, Bonnie Winfield, Robert Sun, and Mia Hatzis were in attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges and City Planner Mike Handzo. City Solicitor Joel Scheer was also present.

Mr. Elliott called the meeting to order at 6:00 p.m.

Mr. Elliott and Mr. Manges reported the applicant for 250 Line Street, continued to the March agenda, had requested a further continuance until April 1, 2015.

**Approval of Minutes.** Mr. Shipman moved, with Ms. Winfield seconding, that the minutes of the February 4, 2015 meeting be approved as presented. The motion passed unanimously.

**Privilege of the Floor.** Mr. Lieb announced his intent to resign from the Easton Planning Commission, effective upon the conclusion of the meeting.

**Declaration of Blight – 113 Cooper Street.** Mr. Manges reminded the Commission that a proposed Declaration of Blight for this property had been tabled from February to the March meeting. He stated that the property owners had requested a Buyer Notification Inspection from the Codes Department and paid back taxes, as requested by the Commission in February.

At Mr. Shipman's request, Mr. Manges described the nature and purpose of a Buyer Notification Inspection. Mr. Sun and Mr. Elliott discussed the extent to which the applicant should be required to make repairs to halt the blight declaration process, as well as the level of detail with which the Planning Commission should mandate repairs. Mr. Elliott suggested that a further two-month tabling of the Declaration of Blight would provide the applicant with reasonable time to begin repairs.

The property owners, Arnold Riback and Hyoungjoon Park, were in attendance. Mr. Park indicated he would begin the repairs mandated by the Codes Department upon receipt of a report and suitable weather. At Mr. Elliott's inquiry, Mr. Park indicated he would be willing to present the Buyer Notification Inspection and a plan to address related code issues at the May meeting. Mr. Shipman moved, with Mr. Lieb seconding, that the Declaration of Blight for 113 Cooper Street be tabled until the May 6, 2015 meeting. The motion passed unanimously.

**Adoption of 2014 Annual Report.** Mr. Handzo briefly discussed the general tone and purpose of the 2014 report. Mr. Shipman requested that staffing figures for the Police and Fire Departments be added. Mr. Elliott stated that he appreciated the balanced discussion of the City's challenges in the report. Mr. Shipman moved, with Ms. Winfield seconding, that the 2014 Annual Report be adopted and forwarded to City Council. The motion passed unanimously.

**Comprehensive Plan Update.** Mr. Manges stated that Urban Matrix had conducted charrette sessions with neighborhood groups on February 10, and reported that Urban Matrix would host an evening public workshop on March 9 from 6:00 p.m. to 7:30 p.m. Mr. Elliott encouraged the Commissioners to attend.

**Miscellaneous Business.** The Commission discussed the recent resignation of the Director of Planning & Codes. Mr. Elliott stated that the City had decided to split the directorship of planning and of code enforcement into two separate positions. Some discussion followed about the hiring process and the responsibilities of these positions.

Mr. Scheer presented a detailed update on the ongoing Deiter Brothers case. Some discussion of the case followed.

As there was no further business, the meeting was adjourned at 6:59 p.m.