

The Easton Planning Commission met on Wednesday, January 6, 2016, at 6:30 p.m. in City Council Chambers, City Hall Council Chambers, 123 S. 3rd Street, Easton, PA 18042. Planning Commissioners Ron Shipman, Bonnie Winfield, Charles Elliott, and William Carr attendance. The following Planning Bureau staff members were present: Chief Planner Carl Manges and Director of Planning and Zoning Tina Roseberry. Solicitor Joel Scheer was also present.

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

The agenda was approved as presented.

Reorganization of the Easton Planning Commission- Joel Scheer asked for a nomination for electing a new Chairman for the Planning Commission. Mr. Shipman nominated Mr. Elliott. No other nominations were made. Ron Shipman moved, Bill Carr seconded, all were in favor. Joel Scheer then asked for a nomination for Vice Chairman and Mr. Shipman nominated Mr. Sun. No other nominations were made. Ron Shipman moved, Charles Elliott seconded, all were in favor.

Approval of Minutes December 2, 2015 Charles Elliott asked to approve the minutes as presented. Ms. Winfield motioned to approve, Mr. Carr seconded. The motion passed as presented.

Privilege of the Floor. None

119 Northampton Street - Carl Manges read proposal for special exception for a religious worship service E-5 and retail specialty establishment C-6 in a currently vacant first floor area of a three story building, located at 119 Northampton Street. Applicant is Misty Dorsey, in conjunction with Revival Fire Ministries, a non-profit organization. No one will be residing at this location. Previous use was a barber shop. There will be 50 -70 members attending services. Special exception analysis: Proposed use is permitted, in consistency with the comprehensive plan, likely to have a positive impact on health, safety and general welfare of community, is consistent with land uses and has 9 off street parking spaces. Staff recommends motion to approve. Charles Elliott asked applicants Misty Holmes Dorsey and Jack Brady if they had anything to add to the proposal read by staff. The applicants did not have anything to add. Ron Shipman asked if they are currently operating a ministry. Misty Holmes Dorsey said, yes they are at 665 Walnut Street in Easton. She stated 4 years at present location and also previously at 91 Larry Holmes Drive and before that 137 Northampton Street. Ron Shipman asked if they have access to upper floors of the proposed location. Response was no access to upper floors. Bill Carr asked if the store front was going to be a book store. Yes, this was clarified by Charles Elliott and acknowledged by Misty Holmes Dorsey. Charles Elliot asked the square footage. Misty Holmes Dorsey said 31' x 6' section of front will be a book store. Charles Elliot asked about music. Misty Holmes Dorsey said, yes they use speakers. Misty Holmes Dorsey said no noise issues at previous downtown property but at the Walnut Street property there have been issues relating to music. Misty Holmes Dorsey explained that 119 Northampton Street has a parking lot of dead space next to it and music faces parking spot. Charles Elliott asked of evening hours. Response was 7-9pm, but there would be no amplification of music, only on Sunday mornings. Bill Carr asked if people lived upstairs. Response was yes. Charles Elliott asked if a residence is used on upper floors that would that classify the building a mixed use. Carl Manges clarified property as commercial use and mixed use. Misty Holmes Dorsey said that they will intend to put a sign on Northampton St. Sign will have to go through HDC. Charles Elliott asked if the Barber shop got HDC approval. Carl Manges said he thinks it was predated. Bill Carr asked about noise incident on Walnut Street. Misty Homes Dorsey responded that a gentleman called to talk to her after a church service Sunday. No police. No confrontations. Mr. Carr asked if previous 2nd floor tenants were members of the church. Misty Dorsey Homes said no. Charles Elliott asked if there are any other questions. None.

Resolution to approve staff recommendation with conditions. Ron Shipman moved, Bonnie Winfield seconded. The motion passed as presented unanimously.

241 N 13th Street- Carl Manges read the proposal for a special exception for a medical clinic and psychiatric office. Blue Mountain Psychiatry. This would be outpatient treatment only, and have 28 off-street parking spaces. The use is in the Street corridor enhancement overlay district. Staff recommendation is that a D6 – Professional services use is permitted by Special Exception in the street corridor enhancement overlay district. Charles Elliot asked if applicant wished to add anything to the proposal. Dr. Mohamed Ali Rifai said he lived in Easton for 10 years. His current office is on Nazareth road. There is significant demand in Easton area for psychiatry services. He feels a calling to come back to this area. Several clinics have closed in this area. Ron Shipman asked about their physicians. Dr. Mohamed Ali Rifai response was 4-5 others he is currently working with and he intends to keep both offices and has another in Carbon County. He bought the building from Dr. Little who occupied it for 20 years as a physician building. Ron Shipman asked about the rental units. Dr.

Mohamed said tenants, maybe physicians. Ron Shipman asked about evening hours. Response was 3-4 times a week as late as 8pm and parking lot is paved and illuminated at night. Charles Elliott asked about 8pm versus advertising until 6:00pm. Dr. Mohamed Ali Rifai said some times the hours could be extended to 8pm when necessary, but the posted hours are 8am-6pm. Charles Elliot asked how many patients they see. Response was 300 patients with 10 referrals a day at other practice. Bill Carr asked if there will be dispensing drugs. Response was no. Joel Scheer asked if there will be over night stays by patients. Response was no that the apartments will go through the rental license program and will not be used for patients. Charles Elliot asked if there were further questions and there were none. Ron Shipman motioned to approve. Bonnie Winfield seconded. The motion passed as presented. All were in favor.

Environmental Advisory Council Update. No update because they do not have it.

As there was no further business, the meeting was adjourned at 7:02p.m.