

The Easton Planning Commission met on Wednesday September 7, 2016 at 6:30 p.m. in City Council Chambers, 123 S. Third Street, Easton, PA 18042. Planning Commissioners Ronald Shipman, Bonnie Winfield, Bill Heilman, Charles Elliott, and Bill Carr were in attendance. The following Planning Bureau staff member was present: Chief Planner Carl Manges. City Solicitor Joel Scheer was also present.

Mr. Elliott called the meeting to order at 6:30 p.m.

The agenda was approved as presented.

Approval of Minutes. Mr. Heilman moved, with Mr. Carr seconding, that the minutes of the August 3, 2016 meeting be approved. The motion passed unanimously.

Privilege of the Floor - None

1120 Butler Street Proposing Artist Studio and Art Gallery uses. Applicant Clinton Newton III proposes to establish D6- Professional Service (Artist Studios) and B1 – Cultural Activities & Exhibitions (Art Gallery) uses in a currently vacant 14,560 square foot commercial building at 1120 Butler St. Carl Manges read the proposal. The building was previously used by Circle Systems and is in the West Ward Zoning District. This is not a permitted use, but is in the Street Corridor Enhancement Overlay District where use is permitted by Special Exception. Rear portion of building will be used for storage. Carl Manges read the Special Exception Criteria Analysis and said it is consistent with the Article, and is consistent with Comprehensive Plan. The proposal will utilize a vacant building and provide a positive impact for the community, and is consistent with nature of existing land uses. Staff recommends that the board recommends to the ZHB that the Special Exception be granted. Mr. Elliot asked the applicant if they had anything to add. Mary Lou Newton, sister of applicant, said the presentation from staff was sufficient. Mr. Shipman asked what they had to do to rehab the building. Mary Lou said it was not purchased yet, but they intended to do office/work space and curb appeal. The first floor space is more flexible and will be used as Special Event space, storage and eventually more studio and work spaces will be added. The second floor space will be more fixed. Mr. Shipman asked if they were planning to keep the garage doors. The reply was yes, people will be coming and going to use studios as they see fit. Mr. Shipman asked how much square footage and if they had restrooms. The reply was that they have restrooms and the building is 14,560 square feet. The whole building needs refurbishing. The building has sprinkler systems. No kitchen facilities. Mrs. Winfield asked how they were going to do determine studio sizes. The reply was on a needed basis. Mrs. Winfield asked if space will be provided to do sculptures. Artists will include sculptures, general studios and affordable space. The question if spaces are adaptable was clarified. Space size and affordability will be determined as needed. There is enough space to be flexible to modify, adapt as needed. Mr. Carr asked if there were hazardous materials in building. The reply was no and it is empty. Mr. Carr asked again about garage doors. The garage doors will be used. There is no off-street parking, only inside building. Parking inside the building is not something they see happening. Mr. Elliot asked about location of garage doors in photo in relation to street. Mr. Elliott suggested removing some of the garage doors that are not needed. Mr. Elliott asked if any one had any comments. Curt Ehly from 305 West Monroe Street in Easton spoke in high regard to this project. No other comments. Mr. Elliot asked if there was a motion for staff's resolution. Mr. Shipman made motion, Ms. Winfield seconded. Motion passed unanimously.

154 Northampton Street Proposing food processing use along with restaurant and retail uses. The applicant, Bernadette Fennimore, proposes to establish an F2 – Food processing use in the currently vacant first floor mixed-use building at 154 Northampton Street. The previous use at this location consisted of the Batuque restaurant. The property is located in the Downtown Zoning District, Block Class B, where the proposed food processing use is permitted by Special Exception. Other uses proposed include a C5- Eating and Drinking (restaurant) and a C6 – Retail Specialty, which both are permitted uses in the Downtown Zoning District. Plans include reusing the existing kitchen for different chefs, caterers and food truck operators. There will be an area for retail sales for food producers, as well as a presentation space for pop up food events and offerings. The first floor will be a leased space. Carl Manges read the Special Exception Criteria Analysis. He said it is consistent with Article for the Downtown, and is consistent with comprehensive plan. Mr. Manges said it is consistent with the nature of existing land uses and there will be no increase in demand for off street parking. The staff advocates for Planning Commission to recommend to the ZHB that the Special Exception be granted. Mr. Elliot asked if Anthony Maraccini had anything to add to the proposal. He said it was going to be a micro production and not a mass production. There will be some traffic but not like as it was as a restaurant. Mr. Shipman asked Mr. Marraccini to clarify the use. They discussed how the space will be used. The bar will be for pop up events. Middle section will be retail space.

The existing kitchen will be a demo kitchen. Mr. Shipman asked if there was a separate entrance to the apartments to above. Anthony said the apartments and kitchen are separated. Ms. Winfield asked if changes would be made to kitchen. Anthony said the only thing they need to do is put in a new floor and they are replacing the stove. The dishwasher is also missing and said it is a 1,000 square foot kitchen. Ms. Winfield asked how it works. Anthony said that there are 3 work stations and a deck oven. There is a production oven for baking. Discussed a massive need for this type of oven and gave examples of how this is a launch pad, great for start of companies with little risk. Discussion about how menus will be determined. Anthony said a chalk board menu and Facebook. Anthony said a bunch of soup makers for a 2 hour lunch period and will be billed as in and out. Anthony said they are using the public market as a model and that this covers a missing link working with public market and farmers market. Mr. Carr asked about parking. Anthony said the seating will be 40 tops, which is considerably lower than the previous restaurant. Mr. Elliott suggested amending the resolution to include a stipulation for number two stating the food processing use shall be limited to the kitchen area, and shall be operated in conjunction with the restaurant and retail uses as proposed in the zoning applicant. Mr. Elliott asked if anyone had anything to add to the comments. Mr. Ehly from 305 Monroe Street spoke highly in favor. Mr. Ehly said this type of use is needed in the City. Mr. Elliott asked for a motion. Mr. Shipman motioned to approve the resolution as amended with Mr. Carr seconded. The motion passed with all in favor.

Comprehensive Plan Update. Mr. Manges reported that all comments were given to the consultant and he is having a phone meeting with her tomorrow and he should know something new next week.

Environmental Advisory Council Update. Mr. Elliott summarized the following from the EAC Spoke with Lafayette College about recycling and Nature Nurture Center. They are going to host a public event on November 17 at 6pm that the location has yet to be determined. Also discussed pesticide usage along roads, and referred to College Ave, along Bushkill Drive and Rt. 611. It was stated that the City of Easton has very limited control of private property and will try to work with State Lawmakers to allow more control of pesticide use.

As there was no further business, the meeting was adjourned at 7:13 p.m.