

The Easton Planning Commission met on Wednesday, February 1, 2023, at 6:00 p.m. in Council Chambers. Planning Commissioners Dr. Ken Greene, Hubert Etchison, Ron Shipman, William Heilman, Frank Pintabone, and Kim Wagner were in attendance. Planning Administrator Carl Manges and City Solicitor, Joel Scheer, were also present.

Approval of Agenda – The Agenda was approved with item #8 being moved to #5.

Approval of minutes from January 4, 2023 – Minutes were approved with a minor change.

Privilege of the Floor – None

Land Development for 620 Coal Street – Mr. Manges read the proposal for a 2-story commercial building. The applicant, Tim Harrison, explained the proposal and the process of coming about with the proposed uses for the commercial building. Mr. Harrison said in the lease for the Dollar General, the building must be ready by October 23, 2023. Mr. Etchison commented about exploring solar, and Mr. Harrison said that they are looking into it. Mr. Pintabone questioned the leasing of square footage of the food area after a year or two and the possibility that they would move to a more standard Dollar General store. Mr. Heilman asked about the medical offices and if they would be individual offices or a group. Mr. Harrison said they want the medical portion of the building to be a group. Mr. Pintabone made a motion to accept the resolution to recommend granting conditional final approval, with Mr. Etchison seconding. All were in favor.

Special Exception 104 N 4th Street – Mr. Manges read the proposal for a Sort-Term Rental. Mr. Heilman asked if there is a parking lot next to the building. The applicant, Jackie Rueda, said there is, but it doesn't belong to her. Dr. Greene asked if Ms. Rueda lived in the area. Ms. Rueda said she lives about 20 minutes away but has a business in Easton. Mr. Heilman made a motion to accept staff's resolution for recommending to the Zoning Hearing Board to grant this application with Ms. Wagner seconding. All were in favor.

Subdivision for Washington Street/Lehigh Drive – Mr. Manges read the proposal for subdividing a property into two parcels. The applicant's engineer, Mike Gula, explained the subdivision that the Greater Easton Development Partnership is proposing. Mr. Shipman asked what permitted uses are allowed in this zoning district. Mr. Manges said professional offices, Parks, and Mixed-uses among others are permitted. Dr. Greene asked Mr. Jared Mast if GEDP owned other properties within the City. Mr. Mast said they own a few properties within the City. Mr. Etchison made a motion to accept the resolution for granting conditional final approval with Ms. Wagner seconding. All were in favor.

Land Development for 533-35 Northampton Street – Mr. Manges informed the Commission that this application was before them before and received conditional preliminary approval and that the applicant received the necessary variance for the driveway from the Zoning Hearing Board. The applicant's engineer, Jim Illigash, explained the project. Ms. Wagner asked if they received HDC approval. Mr. Rich Capri, the applicant, said they received approval for the building and are working with the HDC on the mural, lighting and signage. Mr. Etchison asked how many parking spaces will have to be leased. Mr. Illigash said they need to lease 4. Mr. Etchison said he likes the concept of the green roof. Mr. Heilman asked if they could only get a

CO if they had a lease for the 4 parking spaces. Mr. Capri said that is correct. Mr. Shipman made a motion to accept the amended resolution with adding condition #2 stating Proof of maintaining the necessary parking spots to meet City requirements to be reviewed annually by City staff. Mr. Heilman seconded the motion. All were in favor.

Mr. Etchison asked to discuss the new time of the Planning Commission at the next meeting.

Dr. Greene adjourned the meeting at 7:12pm.