

The Easton Planning Commission met on Wednesday, October 4, 2023, at 6:30 p.m. in Council Chambers. Planning Commissioners Ken Greene, Hubert Etchison, Frank Pintabone, and Ron Shipman were in attendance. Planning Administrator Carl Manges, Planning Director Stephen Nowroski and City Solicitor Joel Scheer were also present.

**Approval of Agenda** – The Agenda was approved.

**Approval of minutes from September 6, 2023** – Minutes were approved with Dr. Greene abstaining.

**Privilege of the Floor** – None

**Special Exception for 601 Reynolds Street** – Mr. Manges read the proposal for a Warehouse/Storage. The applicant, Sanju Sembhi explained why he was forgoing the Laundromat use that was previously approved at this location. Mr. Shipman asked what the storage units would look like. Mr. Sembhi described the size of the units and how they would be secured. Mr. Etchison asked about the ramp that was on the side of the building and if it would be reinstalled. Mr. Sembhi said it would not be. Mr. Etchison asked about alternative energy on the roof. Mr. Sembhi said that was a good idea. Dr. Greene asked about the driveway in the back. Mr. Sembhi said he would consider using it for pick-up/drop-off. Mr. Pintabone made a motion to accept the amended resolution stating that the driveway in the rear of the building will be used for unloading and loading for the business and recommending the Zoning Hearing Board to grant this application with Mr. Etchison seconding. All were in favor.

**Special Exception for 244 Spring Garden Street-** Mr. Manges read the proposal for a Short-Term Rental. The applicant, Baljinder Minhas, stated he has been doing these types of rentals for 6 years, and provided details on some of the renovations that he had done. Mr. Etchison asked about the work being done in the back of the property. Mr. Minhas said he is removing the pond and putting pavers in. Mr. Etchison asked how he was going to handle the parking requirement. Mr. Minhas said he was going to lease two parking spaces in the 4<sup>th</sup> Street Garage. Dr. Greene asked if Mr. Minhas had any other short-term rental in the City of Easton. Mr. Minhas said no. Dr. Greene asked if there was a minimum night stay. Mr. Minhas said there is a two-night minimum. Mr. Etchison made a motion to accept the staff's resolution recommending the Zoning Hearing Board to grant this application with Mr. Pintabone seconding. Mr. Etchison and Mr. Shipman voted yes, and Mr. Pintabone and Dr. Greene voted no. The Commission then asked if the applicant was willing to table the application until he could provide more details on providing off-street parking. Mr. Minhas said that was ok. Mr. Pintabone made a motion to table the application with Mr. Etchison seconding. All were in favor.

**Land Development for 495 W Berwick Street** – Mr. Manges read the proposal for the construction of 7 single-family attached dwellings. Scott Volker, architect, explained the proposal. The applicant, Todd Israel, stated he has done many projects within the City of Easton. Mr. Shipman asked if these were going to be rentals. Mr. Israel said that was correct. Mr. Etchison asked if the City Engineer said if there was an adequate turning radius for the garages. Mr. Volker said they have had numerous conversations with the City Engineer and that it meets the requirement. Dr. Greene asked if there is a difference between a house or

apartment with this application. Mr. Israel said he prefers the townhouse style because there aren't other people living above you like other apartments. Dr. Greene asked if there was enough space in the driveway for another vehicle to be parked. Mr. Volker said there was. Mr. Shipman made a motion to accept the staff's resolution granting conditional final approval with Mr. Etchison seconding. Mr. Shipman, Mr. Etchison, and Dr. Greene voted yes, and Mr. Pintabone voted no.

Dr. Greene adjourned the meeting at 8:57pm.