

1 **TOWN OF EASTON, MARYLAND**  
2 **Easton Town Hall**  
3 **14 S. Harrison Street**

4 April 6, 2009

5  
6 **PRESENT AT CONVENING**  
7

8 Mayor Robert C. Willey 12  
9 Council President John F. Ford 13 Councilmember Leonard E. Wendowski  
10 Councilmember Kelley K. Malone 14 Councilmember Moonyene Jackson-Amis

11  
15 Councilmember Scott R. Jensen was excused.

16  
17 **IN ATTENDANCE**  
18

19 Also in attendance were the Town Manager Mr. Karge, Town Attorney Ms. VanEmburch, Town  
20 Planner Mr. Hamilton and Town Clerk Ms. Ruf.

21  
22 **CONVENING**  
23

24 At 7:00 p.m., President Ford called the meeting to order.

25  
26 Ms. Jackson-Amis opened the meeting with prayer and led the audience in the Pledge of Allegiance.

27  
28 **APPROVAL OF MINUTES OF MARCH 16, 2009 MEETINGS**  
29

30 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously, minutes of the  
31 March 16, 2009 meetings were approved as written.

32  
33 **MR. TALBOT BONE, WATER AND WASTEWATER DEPARTMENT MANAGER, EASTON**  
34 **UTILITIES TO ADDRESS WATER FLUSHING IN TOWN**  
35

36 Mr. Talbot Bone discussed the bi-annual flushing of the water main to prevent the sediment build up in  
37 the water lines. He discussed the process used to improve the quality of the water and how the  
38 customers will be notified.

39  
40 **REPORT BY EASTON VOLUNTEER FIRE DEPARTMENT**  
41

42 Mr. Jamie McNeal was present to discuss the Fire Department's monthly activities. He stated that they  
43 had 207 total calls for the quarter

44  
45 Mr. McNeal asked Easton Utilities to notify Talbot Center when the water flushing occurs.

46  
47 **ITEMS BY MAYOR WILLEY**  
48

49 Mayor Willey stated that budget workshops with department supervisors will begin tomorrow.

50  
51 Mayor Willey discussed a meeting scheduled with several employers and state representatives to  
52 discuss recent plant closings in Easton.

53  
54 **RE-APPOINTMENT OF MR. TIMOTHY WYMAN TO THE EASTON UTILITIES**  
55 **COMMISSION FOR A SIX YEAR TERM COMMENCING APRIL 21, 2009**  
56

57 Upon motion by Ms. Jackson-Amis seconded by Mr. Wendowski and carried unanimously; Mr.  
58 Wyman's appointment was approved.

59  
60 **PRESENTATION OF TOWN OF EASTON EMPLOYEE SERVICE AWARDS**  
61

62 Mayor Willey recognized service and presented awards to the employees who were present:

63  
64 **Administration**

65 Robert F. Karge 20 Years

66  
67 **Police Department**

68 Robert R. Bayliss 10 Years

1	Brandon J. Bobbick	10 Years
2	Christopher V. Chansler	10 Years
3	Crystal A. Huffman	10 Years
4	Bradley T. Hughes	10 Years
5	John F. Jones	10 Years
6	Lisa R. Phillips	10 Years
7	Lenox D. Trams	10 Years
8	Anthony E. Thomas	20 Years

9  
10 Public Works

11	Troy M. Handy	10 Years
12	Timothy C. Lyons	10 Years

13  
14 Planning Department

15	Stacie S. Rice	10 Years
16	William T. Hamilton	20 Years

17  
18 Maintenance

19	Lester E. Stanley	20 Years
----	-------------------	----------

20  
21 Chief Blue introduced two new police officers recently graduated from the academy: Danielle Eason  
22 and Anthony Reyes.

23  
24 Ms. Jackson-Amis asked that the (David) Watkins property be specifically earmarked for the stimulus  
25 money to bring the house up off the ground or fix the pipes that are under the ground in that area.

26  
27 Mayor Willey stated that he will get an update on what the engineers have looked at.

28  
29 Ms. Jackson-Amis requested that when the time comes to dig up the grounds and place the statue on  
30 the Talbot County grounds, if the Town’s Public Works Department could get the ground ready, it  
31 could be stated as an in kind contribution on a particular form which needs to be submitted in a few  
32 weeks. Ms. Jackson-Amis asked for Council consideration.

33  
34 President Ford stated that he is supportive of the idea but would like more details. He stated that it is  
35 hard to attach a monetary figure without more of a description of what needs to be done.

36  
37 Mr. Wendowski asked how elaborate the work to be done is. He discussed the Town’s liability.

38  
39 Mayor Willey stated that he does not see a problem with the request as long as we get all the details.

40  
41 **ITEMS BY THE TOWN MANAGER**

42  
43 Mr. Karge asked for approval for the following Public Assembly Permits as recommended by Easton  
44 Police Department:

- 45
- 46     o April 11 – Easton Main Street – Easter Egg Hunt and activities
- 47     o April 12 – Easton Church of God – Resurrection Prayer Walk
- 48     o May 9 – Union Baptist Church – Praise in the Park
- 49     o June 13 – 4<sup>th</sup> Annual Summer Fest

50  
51 A letter was received from Christ Church requesting parking exemptions during their spring sale  
52 Thursday April 20 through April 24.

53  
54 Mr. Karge advised that the Garden Club will be doing an Annual Spring Cleanup at Thompson Park  
55 Friday, April 17 at 9:00 a.m. with a rain date of Saturday, April 18 and request three spaces to load  
56 mulch.

57  
58 Upon motion by Ms. Jackson-Amis seconded by Mr. Wendowski and carried unanimously; approval  
59 for the Public Assembly Permits, Christ Church parking exemptions and the spaces for the Garden  
60 Club Annual Spring Cleanup at Thompson Park was approved.

61  
62 Mr. Karge advised that the Town of Easton is eligible for a grant in the amount of \$40,735 from the  
63 Bureau of Justice System Federal Portion of the Department of Justice from the recovery act. He stated  
64 that he is providing notice publicly. The Police Department proposes to use the funds for surveillance  
65 cameras. He stated that one of the requirements is that the cameras are to be made in America.

1 At Ms. Malone's request, Mr. Karge discussed the Town Code's requirement that dogs must be kept  
2 on a leash and not running at large. Discussion occurred regarding possible legislation.

3  
4 **ITEMS FROM THE TOWN ATTORNEY**

5  
6 Ms. VanEmburch discussed Amended Ordinance No. 548. She stated the only change is the name and  
7 either ordinance can be acted on.

8  
9 Ms. VanEmburch discussed Ordinance 550 and Ordinance 551 and stated that a date should be set for  
10 a public hearing.

11  
12 Ms. VanEmburch asked for a Closed Session pertaining to §10-508A(4), §10-508A(7).

13  
14 **PUBLIC HEARING ON THE REQUEST OF LAKELANDS AT EASTON, LLC OWNER OF**  
15 **THE LAKELAND'S PUD SUBDIVISION, LENNAR HOMES WHICH HAS REQUEST AN**  
16 **AMENDMENT ADDING A THREE STORY UNIT AS AN AOPTION FOR THE BALANCE**  
17 **OF THE LAKELANDS PROJECT WHICH IS A 143 UNIT TOWNHOUSE PUD**  
18 **SUBDIVISON LOCATED ON THE EAST SIDE OF US ROUTE 50 (OCEAN GATEWAY),**  
19 **JUST SOUTH OF SOUTH BEECHWOOD SUBDIVISON.**

20  
21 At 7:34 p.m., the President of the Council opened the Public Hearing scheduled for 7:15 p.m.

22  
23 Mr. Hamilton introduced the project. He stated that the Planning and Zoning Commission reviewed the  
24 request for an amendment and voted unanimously to recommend approval for the change.

25  
26 Mr. Ryan Showalter, Miles & Stockbridge, was present on behalf of the applicant Lakelands at Easton  
27 LLC. Mr. Showalter introduced Michael Z. Bundy from Lennar; the sole member of Lakelands at  
28 Easton LLC.

29  
30 President Ford clarified that the request for the change applies to the unimproved lots at Lakelands.

31  
32 Mr. Showalter provided a detailed context of the request for the change. He stated that the request is  
33 simply a request to increase the height to allow three story and slightly larger townhome units; no  
34 change to the number of units or the amount of common open space, or no change to the location of  
35 units on the property.

36  
37 Mr. Bundy discussed the change in the architecture and the floor plans.

38  
39 Ms. Jackson-Amis asked if the changes had been discussed with the current homeowners.

40  
41 The construction manager stated that he deals with the homeowners on a daily basis and because there  
42 have been no final decisions there have been a lot of questions from the current residents. He stated  
43 they would like to see the community come to a close and feel like they live in a finished project.

44  
45 Ms. Malone asked why the development wasn't originally proposed to be a better fit for the  
46 Comprehensive Plan.

47  
48 Mr. Showalter stated that this is an attempt to enhance the architecture and reach a broader scope of the  
49 market. He stated that these units will be larger; approximately 2500 square feet of living space.

50  
51 President Ford discussed providing affordable housing units in the project.

52  
53 Mr. Showalter stated that Lennar purchased the lots based upon a business plan and that business plan  
54 did not project the conditions we find ourselves in today. Unfortunately, based upon the purchase  
55 price, and the economic climate, there is not any room in this project to provide affordable housing  
56 units in the 91 units.

57  
58 President Ford stated that the Board would be appreciative of one unit.

59  
60 Mr. Showalter stated that he is not in a position to commit but he will take that comment back to  
61 Lennar.

62  
63 Mr. Wendowski stated that a monetary contribution to the fund would allow refurbishment to some  
64 houses in town.

1 Mr. John Krute, Unit 42, Lakelands stated that he thinks the changes are acceptable and it is affordable  
2 housing and that is why he is living there. He stated that Lennar has been a pleasure to deal with.

3  
4 At 8:08 p.m., President Ford closed the Public Hearing and stated that the record for written comments  
5 would be kept open until close of business Friday.

6  
7 **AMENDED ORDINANCE NO. 548, "AN ORDINANCE OF THE TOWN OF EASTON**  
8 **AUTHORIZING THE SALE OF UNIT 3 OF THE PORT STREET COMMERCIAL**  
9 **CONDOMINIUM LOCATED AT 126 PORT STREET, EASTON, TALBOT COUNTY,**  
10 **MARYLAND**

11  
12 Upon motion by Ms. Jackson-Amis seconded by Ms. Malone and carried unanimously; Ordinance No.  
13 548 was approved.

14  
15 **ORDINANCE NO. 550, "AN ORDINANCE OF THE TOWN OF EASTON ADOTPING A**  
16 **TEMPORARY MORATORIUM OF APPLICATIONS, SITE PLANS, PERMITS FOR,**  
17 **CONSTRUCTION OF, PROCESSING OF, AND APPROVAL OF ADULT ORIENTED**  
18 **BUSINESSES WITHIN THE TOWN OF EASTON FOR A PERIOD OF NINE (9) MONTHS**  
19 **PENDING CONSIDERATION AND ADOPTION OF A REVISED COMPREHENSIVE PLAN**  
20 **AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER**  
21 **ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE."**

22  
23 **ORDINANCE NO. 551, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE**  
24 **TOWN OF EASTON ZONING ORDINANCE TO CREATE THE USE ADULT ORIENTED**  
25 **BUSINESS AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH THE**  
26 **USE."**

27  
28 President Ford stated that the Town Attorney advised that Ordinance No. 550 and Ordinance No. 551  
29 should be discussed at a Public Hearing. President Ford scheduled the public hearing for May 18 at  
30 7:15 p.m.

31  
32 **LETTER FROM MR. JOHN A. ATWOOD, CHAIRMAN; EASTON PLANNING AND**  
33 **ZONING COMMISSION REGARDING THE DEVELOPMENT OF THE SHOPPES AT**  
34 **EASTON SHOPPING CENTER**

35  
36 Mr. Hamilton advised that the Planning Commission has reviewed the request.

37  
38 President Ford set the Public Hearing for May 5 at 7:15 p.m.

39  
40 Mr. Wendowski asked for a full site plan of the shopping center.

41  
42 **LETTER FROM MS. KAREN HARRISON, PROPERTY MANAGER, COOKE'S HOPE**  
43 **REGARDING THE ISSUE OF TRASH COLLECTION IN THE COMMUNITY OF COOKE'S**  
44 **HOPE.**

45  
46 Mayor Willey stated that this matter will be discussed further and comments will be forwarded to the  
47 Council for a recommendation. President Ford tabled this matter until further information is received  
48 from Mr. Hause.

49  
50 **LETTER FROM MR. R. ANDREW HOLLIS, COUNTY MANAGER REQUESTING THE**  
51 **WAIVER OF FEES ASSOCIATED WITH THE REVIEW AND INSPECTION OF PERMITS**  
52 **ASSOCIATED WITH THE PERMIT APPLICATION FOR 125 BAY STREET.**

53  
54 Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously; approval was  
55 granted for the waiver of fees associated with the review and inspection of permits associated with the  
56 permit application for 125 Bay Street.

57  
58 **LETTER FROM MR. TED BAUTZ, CHAIRMAN, GOVERNMENT & REGULATORY**  
59 **COMMITTEE TALBOT COUNTY CHAMBER OF COMMERCE REGARDING GRAND**  
60 **OPENING BANNERS**

61  
62 Mr. Hamilton stated that the staff recommended 30 days.

63  
64 **ITEMS FROM MEMBERS OF THE COUNCIL**

65

1 Ms. Malone discussed the meeting in March with State Highway officials regarding the Chapel Road  
2 and Route 50 intersection.

3  
4 Ms. Malone discussed the Rails-to-Trail.

5  
6 Ms. Malone discussed the once a week pilot trash pickup schedule.

7  
8 Mr. Wendowski discussed minority health issues.

9  
10 Ms. Jackson-Amis discussed cleanup efforts on town owned property and the Tred Avon River  
11 organized by Mr. Clarence Kuntz.

12  
13 President Ford discussed the East End Neighborhood Association Cleanup and reminded those present  
14 that the Spring Hill Annual Work Day is scheduled for April 25th from 9:00 a.m. – 12:00 p.m.; and  
15 1:00 p.m. to 4:00 p.m. The Richards Memorial Park Work Day will be on April 25th from 8:00 a.m. –  
16 12:00 p.m.

17  
18 **EXECUTIVE SESSION**

19  
20 At 8:38 p.m., upon motion by Mr. Wendowski, seconded by Ms. Malone and carried unanimously,  
21 President Ford convened the regularly scheduled meeting into Closed Session for legal advice and the  
22 expansion and retention of business.

23  
24 **ADJOURNMENT**

25  
26 Upon motion by Ms. Jackson-Amis seconded by Ms. Malone and carried unanimously; President Ford  
27 adjourned the regularly scheduled meeting at 8:59 p.m.

28  
29  
30 \_\_\_\_\_  
Kathy M. Ruf, Town Clerk