

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

4 April 5, 2010

5
6 **PRESENT AT CONVENING**
7

8 Mayor Robert C. Willey
9 Council President John F. Ford
10 Councilmember Kelley K. Malone
11 Councilmember Pete Leshner
12 Councilmember Leonard E. Wendowski
13 Councilmember Megan M. Cook

14
15 **IN ATTENDANCE**
16

17 Also in attendance were the Town Manager Mr. Karge, the Town Attorney Ms. VanEmburch, Town
18 Planner Mr. Hamilton, Current Planner Mr. Smith, Easton Police Department Chief Spencer, and Town
19 Clerk Mrs. Ruf. Additionally Easton Utilities President & CEO, Mr. Grunden, as well as Vice President of
20 Operations, Mr. Oxnam, were present.

21
22 **CONVENING**
23

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

25
26 Mrs. Cook opened the meeting with remarks and led the audience in the Pledge of Allegiance.

27
28 **APPROVAL OF MINUTES**
29

30 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously; minutes of the March 15
31 meetings were approved.

32
33 President Ford stated that tonight's meeting began with a Closed Session previous to the regularly
34 scheduled Council meeting regarding § 10-508(a)(3) to consider the acquisition of real property for a
35 public purpose and matters directly related thereto and 10-508(a)(7) consult with counsel to obtain legal
36 advice.

37
38 **REPORT FROM EVFD**
39

40 Assistant Chief Jamie McNeal was present to report on monthly activities and gave the quarterly report.
41 He stated that the Company is doing more assists to other companies.

42
43 Assistant Chief McNeal reported that the rummage sale and Mike Hines dance had been very successful.
44 He discussed the upcoming Ladies' Night fundraiser.

45
46 **ITEMS BY MAYOR WILLEY**
47

48 Mayor Willey discussed the upcoming 300th Anniversary Celebration parade which will be held April 24 at
49 3:00 p.m. The parade will commence at Idlewild Park onto Harrison Street ending at the VFW with food
50 and vendors. Fireworks will begin at dusk.

51
52 Mayor Willey stated that he will be submitting the 2010/2011 Town of Easton budget in the amount of
53 \$16,766,996 with a proposed continuation of the tax rate of \$0.52 of assessed valuation. He stated that the
54 Council will have a hard copy for review next week. He stated that workshops are April 21 and April 22;
55 6:00 p.m., to go over the proposed budget with the department heads.

56
57 **ITEMS BY THE TOWN MANAGER**
58

59 Public assembly permits
60 April 9, Central Republican Committee Party; rally for Governor Ehrlich with a portable PA system.
61 April 24, Easton's 300th Anniversary Parade Celebration commencing at Idlewild Park to the VFW
62 June 12 5:00 pm – 9:00 pm Talbot Bank's 125th Anniversary, Dover St between Harrison & Washington
63 Street & Thompson Park

64
65 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, approval was granted.

66
67 Mayor Willey invited the Council to Little League Opening Day at North Easton Park.
68

69 **CHIEF DAVID SPENCER, EASTON POLICE DEPARTMENT TO UPDATE COUNCIL**

70
71 Chief Spencer distributed Easton Police Department's Annual Report. He highlighted crime statistics
72 which have decreased in most categories.

73
74 Ms. Malone asked about organized gang activity.

75
76 Chief Spencer stated that some of the members are currently serving time.

77
78 Chief Spencer stated that bicycle enforcement will increase with better weather.

79
80 Chief Spencer reported that the building is coming along and the Certificate of Occupancy is pending.

81
82 He stated that Sgt. Patrone returned to active duty and Officer Jones is starting rehabilitation due to the
83 injuries he suffered. Officer Jones is hoping to come back on light duty as soon as possible.

84
85 Chief reported that the initial report for stabbing on the rails to trails was false.

86
87 **MR. MICHAEL BROPHY, PRESIDENT EAST END NEIGHBORHOOD ASSOCIATION TO**
88 **ADDRESS COUNCIL REGARDING CLEAN UP DAY APRIL 10**

89
90 Mr. Brophy announced that he is the new president of EENA. He invited the council to participate in the
91 20th Cleanup Saturday, April 4 at 8:00 a.m. at the Community Garden.

92
93 **MR. JERRY FRIEDEL TO ADDRESS COUNCIL REGARDING STORM WATER ORDINANCE**

94
95 Mr. Friedel discussed necessary changes in the Stormwater Ordinance due to a law drafted in 2006
96 regarding the treatment of runoff water. Mr. Friedel discussed environmental site designs. He stated that
97 the Council will see fewer ponds in proposed developments. Mr. Friedel discussed what it will mean to the
98 community. He stated that there will be a lot of inspection to go along with new processes. Mr. Friedel
99 discussed grandfathering provisions.

100
101 Mr. Leshar asked for clarification on the stormwater ordinance.

102
103 **ORDINANCE NO. 571, "AN ORDINANCE OF THE TOWN OF EASTON REPEALING AND**
104 **REENACTING WITH AMENDMENTS CHAPTER 6A OF THE TOWN CODE REGARDING**
105 **STORMWATER MANAGEMENT"**

106
107 President Ford introduced Ordinance No. 571 for a first reading.

108
109 **PUBLIC HEARING ON THE REQUEST OF EASTON INVESTMENTS II, OWNER OF BLOCK**
110 **"C" OF THE LAKELAND'S PUD SUBDIVISION. THE DEVELOPERS ARE REQUESTING**
111 **TWENTY-FOUR (24) ADDITIONAL UNITS IN BLOCK "C" INCREASING THE TOTAL UNITS**
112 **IN THE BLOCK FROM THE TWENTY-NINE (29) CURRENTLY APPROVED UNITS TO A**
113 **TOTAL OF FIFTY-THREE (53) UNITS. THEY ARE ALSO REQUESTING APPROVAL OF NEW**
114 **ARCHITECTURE FOR THE UNITS IN BLOCK "C"**

115
116 At 7:53 p.m., President Ford opened the Public Hearing scheduled for 7:15 p.m.

117
118 Mr. Zach Smith discussed the history of the request. Mr. Smith stated that the developer has held
119 community meetings with residents.

120
121 Mr. Ryan Showalter, Miles & Stockbridge, introduced the principals from Lennar. Mr. Showalter discussed
122 meetings held with residents of the existing Lakeland's Development. He stated that the residents did not
123 want increased density in Phase I.

124
125 Mr. Bundy, Lennar Homes, discussed architectural offerings in Lakelands.

126
127 Mr. Showalter discussed proposed Affordable Housing prices and stated that two units will be offered at
128 \$147,000 or three units at \$154,000.

129
130 At 8:26 p.m., President Ford opened the public hearing to public.

131
132 Mr. John Krut, 29184 Superior Circle, discussed the proposed 20' units and his opposition to the units in
133 Phase I.

134

135 Mr. Stanley Scott Appel, 29199 Superior Circle, stated that he believes in good faith. He discussed the
136 homeowner's meeting on March 25 and his concerns regarding parking and traffic at the pool. He stated
137 that they are satisfied with the response from developer.
138

139 President Ford discussed the design and stated that the recreation aspect may be inadequate. He stated that
140 the density may be inappropriate for the proposal.
141

142 President Ford stated that he would leave the public hearing open to obtain additional information at the
143 next meeting.
144

145 **MR. HUGH E. GRUNDEN, PRESIDENT & CEO EASTON UTILITIES TO PRESENT**
146 **PROPOSED REVISIONS TO THE CABLE RATES**
147

148 Mr. Hugh E. Grunden, President and CEO as well as Vice President of Operations Mr. Geoff Oxnam,
149 discussed Easton Cable's proposed rate increase and the reason for the request. He stated that programming
150 costs have been increasing by 11% annually. He stated that Easton Cable must pay to receive channels. Mr.
151 Grunden stated that the last rate case increase was 3 ½ year ago.
152

153 Mr. Grunden discussed programming cost adjustment (PCA) which could be implemented July 1 each year
154 that adjusts only for changes in rates as documented in programming contracts. Mr. Grunden stated that
155 rates may increase or decrease.
156

157 Mr. Grunden discussed an implementation timeline. He stated that they are not talking about changing the
158 channel lineup.
159

160 Mayor Willey asked about contracting further out.
161

162 Promotions by competitors were discussed.
163

164 President Ford set the Public Hearing for April 19 at 7:15 p.m.
165

166 **CONSENSUS ON THE REQUEST OF ASHBY COMMONS, LC, (THE APPLICANT), FOR AN**
167 **AMENDMENT TO THE ASHBY COMMONS PUD GENERALLY LOCATED NORTH OF THE**
168 **VFW FACILITY ON GLEBE ROAD BETWEEN THE EASTON MARKETPLACE SHOPPING**
169 **CENTER AND ASHBY PARK SUBDIVISION**
170

171 Ms. Malone had concerns regarding front end loaded garages and guest parking and Comprehensive Plan
172 compliance. She stated that she needs to say okay for all the residents in the area to alleviate problems they
173 are experiencing but she is reluctant to give the project a thumbs up. Ms. Malone stated that the
174 development meets the spirit of the Comprehensive Plan.
175

176 Mr. Leshar has concerns with project proposed. He stated that he is not in favor of the quantity of front
177 loaded garages. He stated that a possible solution may be the restoration of an alley. Mr. Leshar stated that
178 he is not ready to support the project as is but may consider with modifications.
179

180 Mr. Mike Burlbaugh, Elm Street Development, discussed side loaded garages on end lots. He stated that he
181 can require five lots to be sideloaded. Of 26 front loaded singles, five would be side loaded and four would
182 have special treatment of different product type such as set back garage.
183

184 Mr. Leshar discussed understanding the limited possibilities. He stated that he would like to see changes
185 before supporting the proposal.
186

187 Mr. Wendowski discussed parking problems with front loaded units. He stated that he would like
188 additional plantings fronting Lowe's.
189

190 Ms. Malone stated that she does not believe the development to be consistent in totality with the
191 Comprehensive Plan.
192

193 Mr. Wendowski stated that he feels it meets the test of the Comprehensive Plan.
194

195 Mrs. Cook stated that she feels it does not follow the Comprehensive Plan due to the lack of alleys and
196 with the front loaded garages.
197

198 Mr. Burlbaugh stated that development as proposed is consistent with the Comprehensive Plan. He
199 discussed meeting the requirements.
200

201 Ms. Malone stated that she was supportive of the proposal primarily because of the overwhelming
202 community support as well as the fact that it provides workforce housing.

203
204 Mr. Showalter discussed the conformity of the PUD in relation to the Comprehensive Plan.

205
206 Ms. Malone, Mr. Wendowski and Mr. Ford stated that they are in support of the application.

207
208 Mr. Leshner and Mrs. Cook are not in favor of the application as presented.

209
210 **CONSENSUS ON THE REQUEST FROM MR. ANDREW EVANS, T/A “THE BBQ JOINT” FOR**
211 **A LICENSE FROM THE TOWN OF EASTON**

212
213 Ms. VanEmburch discussed her memo dated May 24 and recommended Code changes to allow this type of
214 business to be open on Sunday in the manner proposed. She stated that Mr. Andrews would need three
215 separate things: license to encroach, repeal Sunday sales prohibition and a license for carryouts.

216
217 The Town Attorney will forward appropriate legislation.

218
219 **ADJOURN**

220
221 At 10:17 p.m., upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously,
222 President Ford adjourned the regularly scheduled Council meeting.

223
224 _____
225 Kathy M. Ruf, Town Clerk