

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

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January 3, 2011

PRESENT AT CONVENING

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

IN ATTENDANCE

Also in attendance were the Town Manager Mr. Karge, the Town Attorney Ms. VanEmburch, Town Planner Mr. Tom Hamilton, Current Planner Mr. Zach Smith, Economic Development Director Mrs. Scott Taylor and Town Clerk Mrs. Ruf.

CONVENING

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

Mr. Wendowski opened the meeting with prayer and led the audience in the Pledge of Allegiance.

APPROVAL OF MINUTES OF DECEMBER 20, 2010 MEETING.

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the December 20, 2010 meeting were approved as prepared.

ITEMS BY MAYOR WILLEY.

Mayor Willey asked for approval of Mr. Atwood's re-appointment to the Planning and Zoning Commission.

Upon motion by Mr. Wendowski seconded by Ms. Malone and carried unanimously, Mr. Atwood's re-appointment was approved.

Mayor Willey presented the State of the Town message. He stated with the surplus, several capital projects can be scheduled. He stated that Fitch has upgraded the Town's position from a negative to positive.

ITEMS BY THE TOWN MANAGER.

Mr. Karge stated that Christmas tree recycling will be continuing as well as leaf collection.

APPROVAL OF BID FOR COMPACT TRACK LOADER FROM ATLANTIC TRACTOR OF QUEEN ANNE, MARYLAND IN THE AMOUNT OF \$55,504.38.

Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, the bid in the amount of \$55,504.38 from Atlantic Tractor of Queen Anne, Maryland was approved.

Mr. Karge asked for permission to release the audit publicly.

Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, approval was granted to release the FY2009/2010 audit.

Mr. Wendowski asked for clarification regarding the landfill.

Mr. Karge discussed the existing transfer station at the current landfill.

ITEMS BY THE TOWN ATTORNEY.

Ms. VanEmburch reminded everyone about the workshop to discuss the Shore Health System's Development Rights and Responsibilities Agreement Tuesday, January 11 at Talbot County Community Center at 6:00 p.m.

CONSENSUS ON THE APPLICATION OF REMCO PROPERTIES, LLC (THE OWNER/DEVELOPER) FOR THE ADDITION OF 111.73 ACRES TO THE WATERSIDE VILLAGE SHOPPING CENTER PUD. THE SITE IS PRESENTLY ZONED I-1 SELECT INDUSTRIAL AND

69 **LIMITED COMMERCIAL (CL). WATERSIDE VILLAGE IS LOCATED ON MARLBORO AVENUE**
70 **ON THE WEST SIDE OF MARYLAND HWY. 322 (EASTON PARKWAY). THE PROPOSAL IS TO**
71 **ADD 207,500 SQUARE FEET OF COMMERCIAL SPACE, A 138 ROOM HOTEL, AND 120**
72 **RESIDENTIAL APARTMENTS (ONE, TWO AND THREE BEDROOM) IN SEVERAL BUILDINGS.**
73 **THE NEW CONSTRUCTION WILL BE LOCATED ADJACENT TO THE EXISTING WATERSIDE**
74 **VILLAGE SHOPPING CENTER ALONG MARLBORO AVENUE BEHIND THE TARGET STORE.**
75

76 Mr. Ford stated that he was not in support of the application. He discussed timing issues with the proposal. Mr.
77 Ford stated that his concern was that as a government and as a representative of the Town of Easton approving
78 commercial development on the periphery of Easton at this point may say to potential investors in the Town
79 Center that our professed belief that we need to promote the health of the town center and concentrate our
80 development on the town center at this point and time is merely lip service.

81
82 Mr. Wendowski stated that he is in support of Phase II of the Waterside Village. He asked the applicant to
83 delete the apartments and hotel portion of the proposal.

84
85 Mr. Leshar reiterated Mr. Ford's comments regarding timing. He asked for a few minor changes. He stated that
86 this proposal is not as town like in its design or pedestrian friendly. Mr. Leshar asked the applicant to create on
87 street parking.

88
89 Mrs. Cook stated that she feels the site plan is good but can be improved upon. She stated that she does not like
90 the hotel portion of the proposal. Mrs. Cook discussed making the proposal pedestrian friendly. Mrs. Cook
91 asked the applicant to make improvements.

92
93 Ms. Malone commended the applicant but stated that she cannot support Phase II. She stated that the town
94 needs to focus on rebuilding the downtown and the Marlboro Road corridor. Ms. Malone stated that it is not
95 wise to turn away Phase II completely. She commended the applicant for bringing Kohl's to the former Lowe's
96 building. Ms. Malone discussed timing issues.

97
98 Mr. Ryan Showalter on behalf of the applicant asked the council to defer action to address the council's
99 concerns.

100
101 Mr. Leshar, Ms. Malone and Mrs. Cook supported Mr. Showalter's request to defer a vote.

102
103 President Ford stated that his comments regarding the health of the town center are dependent upon something
104 occurring in the town center that would ensure its health or at least increase the potential for economic vitality
105 to last. He stated that he feels obligated to make something happen specifically. President Ford stated that he
106 thinks the thing that would do the most for the downtown is a parking structure. He stated he would take it
107 personally to investigate the potential for that.

108
109 Mr. Showalter asked that President Ford stay in close communication regarding the town's assessment and the
110 viability of that it would be helpful.

111
112 Upon motion by Mr. Wendowski seconded by Mrs. Cook and carried unanimously, the vote on the Phase II
113 Waterside proposal was tabled for six months.

114
115 **DETERMINATION FOR IMPACT FEE FOR TWO HANGARS AT EASTON AIRPORT.**
116

17 President Ford stated that he feels the Council should adhere to Mr. Tischler's recommendations.

18
19 Mr. Leshar discussed a portion of the findings of the Independent Impact Fee Study of Proposed Hangar
20 Development that he feels has a flaw.

21
22 Mr. Wendowski stated that maybe it should be looked at and reviewed again by Mr. Tischler.

23
24 Mr. Wendowski made a motion that this proposal be rejected and Mr. Tischler take another look at those portions.

25
26 Mr. Karge discussed the small area plan option that was recently passed. He suggested having Mr. Tischler
27 review any changes and studies going directly through the Town as the client.

28
29 Mrs. VanEmburch stated that if changes are being considered they should be made now.

30
31 President Ford stated that his recommendation is to waive the transportation impact fees.

32
33 Upon motion by Mr. Leshar seconded by Ms. Malone and carried, approval to waive the transportation portion of
34 the impact fees for construction of the two hangars at Easton Airport was granted with Mr. Wendowski opposing.

35 Mr. Wendowski stated that he felt the ordinance should be modified and done right and made consistent at all
36 times.

37
38 President Ford stated that he feels the Town should still move ahead and change the ordinance.

39
40 **ITEMS BY MEMBERS OF THE COUNCIL.**

41
42 Ms. Malone thanked Public Works for the snow event and wished everyone a happy New Year.

43
44 Mr. Wendowski stated that First Night Talbot was a success. He wished everyone a happy New Year.

45
46 **AUDIENCE COMMENTS**

47
48 Mr. Bill Hall asked the Council to move forward with the process Main Street implemented regarding the
49 parking recommendations.

50
51 **ADJOURN**

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53 At 7:53 p.m., upon motion by Mr. Leshar seconded by Ms. Malone and carried unanimously, President Ford
54 adjourned the regularly scheduled meeting.

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56 _____
57 Kathy M. Ruf, Town Clerk