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**TOWN OF EASTON, MARYLAND
EASTON TOWN HALL
14 S. HARRISON STREET**

April 4, 2016

PRESENT AT CONVENING.

Mayor Robert C. Willey	12	Councilmember Pete Leshner
Council President John Ford	13	Councilmember Ron E. Engle
Councilmember Alan I. Silverstein	14	Councilmember Megan M. Cook

Also present was the Town Manager Mr. Robert F. Karge, Town Attorney Mrs. Sharon VanEmburch and Town Clerk Mrs. Kathy M. Ruf.

CALL TO ORDER.

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

OPENING REMARKS BY MR. SILVERSTEIN AND PLEDGE OF ALLEGIANCE.

Mr. Silverstein gave opening remarks and led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF MARCH 21, 2MARCH 28 AND MARCH 29, 2016 MEETINGS.

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the March 21, March 28 and March 29, 2016 meetings were approved.

PRESENTATION FROM MS. MOONYENE S. JACKSON, TOWN OF EASTON CITIZEN.

Ms. Jackson was present and discussed the anniversary celebration March 26 honoring African American Women and the streets named at Patriot Square. Ms. Jackson forwarded citations from The Senate of Maryland and The Maryland General Assembly in congratulations.

ITEMS BY MAYOR WILLEY.

Mayor Willey discussed a workshop at 6:00 p.m. on April 18 where EEDC will be present with their requests.

ITEMS BY THE TOWN MANAGER.

Mr. Town Manager reviewed the Chief approved Public Assembly event:

- **EVENT:** Prayer Vigil
- APPLICANT:** Concerned Citizens of the Eastern Shore/Catherine Keim
- LOCATION:** Sidewalk in front of 8579 Commerce Drive
- DATE/TIME:** April 23, 2016 – 0900 to 1100 hrs.

ITEMS BY THE TOWN ATTORNEY.

The Town Attorney stated that she will address items as they are brought up on the agenda.

ORDINANCE NO. 681, "AN ORDINANCE OF THE TOWN OF EASTON TO AMEND THE TOWN OF EASTON ZONING ORDINANCE TO MODIFY THE PERMIT REQUIREMENTS FOR DONATION BINS."

President Ford brought Ordinance No. 681 to the floor for a first reading.

President Ford set the public hearing for Ordinance No. 681 for May 2, at 7:30 p.m.

7:15 PM PUBLIC HEARING TO DISCUSS ORDINANCE NO. 680, "AN ORDINANCE OF THE TOWN OF EASTON MODIFYING THE RENTAL HOUSING LICENSE PROVISIONS TO EXTEND THE PROVISIONS TO SHORT TERM RENTALS, TO PROVIDE CLEAR EXCEPTIONS TO THE

68 **REQUIRMENT FOR A LICENSE, TO PROVIDE SPECIAL PROVISIONS FOR OCCUPANCIES BY**
69 **IMMEDIATE FAMILY MEMBERS AND TO PROVIDE FOR THE REGISTRATION OF ALL NON-**
70 **OWNER OCCUPIED PROPERTY IN THE TOWN OF EASTON.”**
71

72 President Ford opened the public hearing at 7:17 p.m.

73
74 President Ford brought a memo to the floor from the Town Attorney that clarifies some
75 language in the proposed legislation.

76
77 The Town Attorney Ms. VanEmburch discussed the proposed legislation. She stated that
78 some rules are modeled after Talbot County ordinance.

79
80 President Ford opened the floor for public comments.

81
82 Mr. Gary Moore, 7046 Pineridge Road, encouraged the council to hold steadfast to prohibit
83 B&B’s and AIRBNBs. He discussed child predators that may rent for short term. Mr. Moore
84 stated that by allowing short term rentals, the council will be setting a standard of conduct
85 that will not be good.

86
87 Mrs. Jane Ward, 506 Diamond Street, discussed allowing a commercial operation in a
88 residential neighborhood. She asked what other commercial operations could come in to
89 the neighborhood. Mrs. Ward discussed spot zoning and questioned how AIRBNBs’ use fit
90 into the table of permissible uses.

91
92 Ms. Daphne Cawley, stated that she was present representing Mid Shore Board of
93 Realtors, Commerce Drive. She discussed sex offenders and the inability to ask any relative
94 questions.

95
96 Ms. Cawley discussed removing the word “immediate” in the proposed legislation. She
97 stated that they agree with the ordinance as written but suggested some language
98 changes.

99
100 Mr. John Ippilito, 214 Goldsborough Street, discussed issues he feels are significant and
101 conflicting with Bed & Breakfasts.

102
103 Mr. Ryan Showalter discussed the commercial context of some of the language. He
104 discussed registration of short term rentals and the paperwork and process. He asked the
105 council not to create an unnecessary burden.

106
107 At 7:52 p.m., President Ford closed tonight’s hearing but left the record open. He stated
108 that the council will consider tonight’s comments. President Ford stated that written
109 comments can be forwarded to the town office for dissemination.

110
111 **7:30 PM PUBLIC HEARING TO HEAR PUBLIC COMMENTS ON ORDINANCE NO. 682, “AN**
112 **ORDINANCE OF THE TOWN OF EASTON CLOSING A PORTION OF BRANT COURT, A PUBLIC**
113 **STREET OF THE TOWN OF EASTON, AND AUTHORIZING THE EXECUTION AND DELIVERY**
114 **OF QUITCLAIM DEEDS OR OTHER INSTRUMENTS OF CONVEYANCE BY THE TOWN OF**
115 **PORTIONS OF THE BED OF BRANT COURT TO BRANT COURT, LLC.”**
116

117 At 7:53 p.m., President Ford opened the Public Hearing.

118
119 The Town Attorney discussed the proposed legislation. She stated that there are five lots in
120 Carlton Business Park relative to the request. Mrs. VanEmburch stated that the property
121 owners want these roads to be private and they maintain them as part of the PUD process
122 which will specify closing the streets then finding that it they are no longer needed for
123 public use. She stated that the cul de sac property is currently owned by Brant Court but
124 this legislation would allow it to be private property at their cost and expense. The Town
125 Attorney discussed the process which would be to find that it is; 1) In the best interest to
126 the public to close the road; and 2) convey property after 20 days advance notice. She
127 stated that this public hearing is part of the process to receive comments.

128
129 Ryan Showalter on behalf of the applicant urged the council to vote for the closing of a
130 portion of Brant Court. He stated that it will clearly state that the property will not be
131 eligible for trash pickup or waste recycling.
132

133 Mr. Engle stated that he does not approve of giving away a town road especially when the
134 town is with struggling with a budget. He stated that he feels the Town of Easton should be
135 compensated.

136
137 Upon motion by Mr. Leshner, seconded by Mr. Silverstein and carried, Ordinance No. 682
138 passed with Mr. Engle voting no.

139
140 **ITEMS BY MEMBERS OF THE COUNCIL.**

141
142 Mrs. Cook advised that the East End Neighborhood Annual Spring cleanup is scheduled for
143 Saturday from 8 a.m. to 12 p.m.

144
145 President Ford stated that Easton Affordable Housing Board in conjunction with Habitat will hold a
146 workshop at Easton Volunteer Fire Department for interested low or moderate income residents
147 Saturday April 23 from 10 a.m. to 12 p.m.

148
149 **ADJOURN.**

150
151 Upon motion by Mr. Leshner seconded by Mr. Silverstein and carried unanimously, President Ford
152 adjourned the regularly scheduled meeting at 8:02 p.m.

153
154
155 _____
156 Kathy M. Ruf, Town Clerk