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

June 20, 2011

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**PRESENT AT CONVENING**

18 Mayor Robert C. Willey  
19 Council President John Ford  
20 Councilmember Kelley K. Malone  
21 Councilmember Pete Leshner  
22 Councilmember Leonard E. Wendowski, Sr.  
23 Councilmember Megan M. Cook

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**IN ATTENDANCE**

28 Also in attendance were the Town Manager Mr. Robert F. Karge, Sr., the Town Attorney Mrs. VanEmburch  
29 and Town Clerk Mrs. Kathy Ruf.

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**CONVENING**

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

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

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**APPROVAL OF MINUTES OF JUNE 6 AND JUNE 13, 2011 MEETINGS.**

40 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the June 6 and June  
41 13, 2011 meetings were approved as prepared.

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**ITEMS BY MAYOR WILLEY.**

46 Mayor Willey discussed the recent visit Thursday to the RTC property by Comptroller Peter Franchot to show  
47 him the progress. Mayor Willey advised that staff from Project Open Space visited recently as well to look at  
48 the process to consider trading land at Easton Point for the land on Chapel Road.

49 Mayor Willey stated that Mr. Hause advised this morning at the staff meeting that the following projects will  
50 soon be underway: the second sidewalk at Idlewild Park to allow handicap access from the restrooms to the  
51 Project Idlewild playground, Bay Street intersection and the parking lot at the RTC property.

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**ITEMS BY TOWN MANAGER.**

56 Mr. Karge advised that the council previously passed a budget transfer resolution which would allow the police  
57 department to acquire three police cars that were proposed to be in the upcoming fiscal year to be purchased this  
58 fiscal year due to better pricing. He stated that the police department has notified that the vehicles will not be  
59 available prior to the end of this fiscal year so it will be necessary to come before the council with a budget  
60 transfer resolution to reauthorize those vehicles that were originally planned to be authorized in the upcoming  
61 budget. Mr. Karge stated that this was due to the dealer telling the department the vehicles would be available  
62 and they are not expected before the end of the fiscal year.

63 Mr. Karge thanked the volunteers and agencies involved in the Frederick Douglass effort that the teamwork  
64 effort did pay off. He stated that this effort was a part of history that will not be repeated. He offered thanks to  
65 all those involved.

66 President Ford stated that the events went so well; the occasion was one that this community is rightfully so  
67 proud of. He stated that he was especially proud of all the town staff work.

68 Mr. Karge expressed thanks to Easton Volunteer Fire Department and Chief Jamie McNeal especially with their  
69 response to the heat issues.

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**ITEMS BY TOWN ATTORNEY.**

74 Ms. VanEmburch discussed the Waterside Village application and stated that it had been deferred in January for  
75 six months in which the next meeting will be that anniversary so it may come back before the council.

76 Mr. Showalter, representative for the applicant BET stated that he prefers to defer his comments until the July 5  
77 Council meeting.

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) **ZONING ORDINANCE.”**  
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2 President Ford stated that the items being amended are the specialized group home, adding supplemental  
3 standards to the carnival’s public events use, adding a definition of mobile food and subjecting that use to  
4 supplemental standards and proposing to increase the hold time on electronic message signs to 12 seconds.  
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5 Discussion regarding the LED signs occurred.  
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3 Mr. Thomas stated that the Planning and Zoning Commission had many different views on this issue but in the  
) end they decided to report back that rather than outright prohibiting future signs, they would be amenable to  
) considering a longer hold time than the 12 seconds proposed whereby the signs would be discouraged if not  
1 outright effectively eliminated. He stated that in the end the recommendation forwarded was to establish a 10  
2 minute hold time.  
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4 Procedural questions regarding the public hearing were addressed.  
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5 Mrs. Cook suggested banning the LED signs altogether.  
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3 Mr. Wendowski suggested limiting the size of the sign, limit the number of lines on the sign, how frequently the  
) wording changes and grandfathering those signs in existence.  
)

1 Mr. Leshar stated that he had considered passing this ordinance as drafted and pressing for the prohibition but  
2 the debate seems to be shifting. He stated that maybe the appropriate route to go should be for an increased hold  
3 time.  
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5 President Ford stated if we went with the longer hold time, it would give the council a chance to review the  
5 zoning ordinance amendment. President Ford stated that he thinks it is possible to address the aesthetics by  
7 increasing the hold time and may discourage immediate purchases.  
3

) Mr. Thomas stated that they have one pending application and one interested in the erection of a LED sign. He  
) stated that the investment is generally in the 30 – 50 thousand dollar range.  
1

2 Ms. Malone stated that she is in favor of increasing the hold sign with the ultimate goal of banning the LED  
3 signs.  
4

5 President Ford stated that he would like the staff to look at how to restrict the ways LED signs are used.  
5

7 Mr. Leshar made a motion to amend the ordinance to indicate a ten minute hold time for the LED signs  
3 seconded by Ms. Malone and carried 4 to 1 with Ms. Cook opposing.  
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) Upon motion by Mr. Leshar seconded by Ms. Malone and carried, Ord. 586 as amended was passed 4 to 1 with  
1 Mrs. Cook opposing.  
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3 **PUBLIC HEARING FOR RESOLUTION 5978 (“ANNEXATION RESOLUTION”) WHICH**  
4 **REQUESTS ANNEXATION OF APPROXIMATELY 117.994 ACRES OF LAND LYING**  
5 **CONTIGUOUS TO THE EXISTING BOUNDARIES OF THE TOWN OF EASTON AND FOR**  
5 **ORDINANCE NO. 588 WHICH APPLIES THE R-10A RESIDENTIAL DISTRICT ZONING**  
7 **CLASSIFICATION UNDER THE EASTON ZONING ORDINANCE TO PROPERTY OWNED BY**  
3 **JENSEN’S INC. THAT IS SUBJECT TO THE ANNEXATION PROPOSAL.**  
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) At 7:28 p.m., President Ford opened the Public Hearing.  
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2 President Ford offered representatives from state and county agencies to have the first chance to speak at the  
3 public hearing.  
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5 Mr. Sandy Coyman, Talbot County Planning officer was acknowledged and stated that he was here to listen.  
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7 Mr. Lynn Thomas discussed the history of the annexation request.  
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) Mr. Thomas stated that the Planning Commission reviewed this request at their May 19 meeting and voted 5-0  
) to recommend annexation of the property. Mr. Thomas stated that the Town Planner recommended additional  
1 lands brought be brought in in conjunction with this annexation. He stated that the Planning Commission did  
2 not want to hold up this annexation and recommended the additional lands pursue annexation separately and  
3 requested R10M Zoning be assigned. He stated that the Comprehensive Plan classifies the subject property as  
4 Priority 1 which means that it is suitable for consideration of annexation within the planning period and the

5 found the request to be consistent with the Comprehensive Plan.

7  
3 Mr. Ryan Showalter, 101 Bay Street, stated that he is appearing tonight on behalf of Jensen's Inc. which is the  
9 owner of the real property. He stated that the property subject to the proposed annexation is a manufactured  
1 home community known as Hyde Park. He stated that it consists of a couple parcels of record which total just  
2 shy of 118 acres of land located on the north side of Cordova Road and east side of Route 50. Mr. Showalter  
3 stated that the annexation has been long in the works and has the vast support of residents of community. He  
4 stated it consists of 241 homes located on property with a community office and community building with  
5 swimming pool.

5 Mr. Showalter discussed the annexation agreement and connection to Easton Utilities' system.

7  
3 Hyde Park will not be connected to Easton Utilities water supply service.

9  
1 Mr. Jack Haley, 47 Kensington Park, Hyde Park discussed costs which will be occurred. He stated that the Hyde  
2 Park picnic will be held July 23; 12:30 p.m. Mr. Haley suggested RSVP's to 410-770-8592 or Connie at 410-  
3 822-1453. Mr. Haley stated that he is neutral and may not be living there by the end of summer due to health  
4 issues. He stated that the sewer disposal proposal is the best solution.

5 Ms. Ann Brown, 28 Park Lane, Hyde Park; stated that a trash bin on wheels may be inconvenient to some  
6 residents. She suggested trash pickup remain as is.

7  
3 Ms. Brown also strongly suggested that the speed limit remain as is.

9  
1 Ms. Brown discussed the cost of \$4,700 per home charged for annexation and sewer hookup and paying over a  
2 period of time. She asked the council for relief of this cost.

3 Discussion occurred regarding the town tax being only on property.

4  
5 Ms. Diane Welty, 28700 Hope Circle; present on behalf of Talbot Preservation Alliance stated she fully  
6 supports annexation especially due to important environmental concerns. She stated that she is concerned with  
7 the undeveloped property and requested that certain things be added as a condition to the annexation. She stated  
8 that the development of adjoining property that could be annexed is actually two parcels, totally 50 acres that  
9 have not been developed. Ms. Welty discussed the impact on traffic. Discussion occurred regarding the impact  
1 fees associated with new development. She asked the council to consider responses from the developer as a  
2 condition of the annexation. She requested that the public record be left open until close of business Friday.

3 Mr. John Hines, 7058 Redwood Court, Easton; discussed his concern with the annexation agreement. He  
4 discussed the roads and questioned if they were to be maintained privately. Mr. Hines stated that he is in favor  
5 of the project and tying into public service.

6  
7 Mr. Showalter stated that the streets are owned by Jensen Hyde Park; snowplowing and maintenance will  
8 continue as currently in place. Town engineer surveyed Hyde Park community and Jensen's expense. Mr.  
9 Showalter stated that there will be required upgrades to all of signage to upgrade to current standards to allow  
1 town to enforce laws and speed limits but no street improvements are anticipated. The speed limit at Jensen  
2 Hyde Park will remain at 15 mph.

3 Ms. Helen Getsinger, 32 Victoria Court, Hyde Park stated that the community wants the speed limit to remain at  
4 15 miles per hour. She discussed safety concerns.

5 Mr. Jack Haley stated that costs incurred by Jensen's eventually come out of residents' pockets.

7  
3 President Ford stated that a letter of support from from Brodie Holdings LLC, the adjacent property owner will  
4 be made part of the public hearing.

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1 At 8:27 p.m., the President of the Council closed the public hearing. President Ford stated that the record will  
2 remain open until close of business Friday.

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4 **REVIEW OF INVOICES TOTALING \$733,945.92.**

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6 Upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, invoices were approved for  
7 payment.

**ITEMS BY MEMBERS OF THE COUNCIL**

Mr. Wendowski stated that a great job was done by staff.

Mayor Willey stated that Easton Police Department has hired a new officer; Ptl. John Williamson

Mrs. Cook thanked those involved for weekend events.

**ADJOURN**

At 8:29 p.m., upon motion by Mr. Wendowski seconded by Mr. Leshar and carried unanimously; President Ford adjourned the regularly scheduled meeting.

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Kathy M. Ruf, Town Clerk