

1 MINUTES OF THE

2
3 March 16, 2006

4
5 Planning & Zoning Commission

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7 Members Present: John Atwood, Chairman, and members Dan Swann, Linda Cheezum.
8 Tom Moore and Steve Periconi.

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10 Members Absent:

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12 Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Ranger Planner, and Stacie
13 Rice, Planning Secretary.

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15 Staff Absent: Tom Hamilton, Town Planner.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
18 1:00 p.m. and welcomed Mr. Periconi to the Commission. The first order of business was
19 the approval of the February 16th minutes. Upon motion of Mr. Swann, seconded by Mr.
20 Moore, the Commission voted 5-0 to approve the February minutes.

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22 The first item discussed was architectural review for a **Sonic** drive-in restaurant. The
23 applicant Bill Gangon, explained they have come a long with the architecture. They are
24 proposing a brick veneer and EFIS building. The building will also have windows, awnings
25 and a cornice. The canopy feature over the parking areas will have brick columns. The
26 applicant is also proposing a screen/buffer on the rear of the lot. Upon motion of Mr.
27 Swann, seconded by Mr. Periconi, the Commission voted 3-2 (Mr. Moore, and Mrs.
28 Cheezum opposed) to approve the architecture for Sonic.

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30 The next item discussed was revised architecture for **Target**. Mr. Bartolomeo,
31 architect, stated the revised drawing addresses the Planning Commission comments from the
32 February meeting. He explained that dormers have been added to the slope-roofed portions
33 of the front elevation, cast brick piers with stone caps have been added to the approximate
34 center of the front elevation, the feature to which the Target sign and logo are attached
35 seems to have a more detailed and possibly larger cornice, the accent wall in which the
36 display windows is located is clearly recessed, the feature on which the word "Pharmacy" is
37 written has been revised, a tower feature has been added consisting of tan/blonde split-face
38 block capped by a peaked EFIS cornice and pediment, the height of the accent band along
39 the bottom of the building has been increased, and cast brick piers with stone caps and cast
40 stone bands have been added to the left elevation. Mr. Bartolomeo feels as though he has
41 come a long way with the architecture. The Commission felt as though the revised
42 architecture was an improvement from last month, but felt as though it was not close
43 enough to what they would approve. After much discussion the Commission gave Mr.
44 Bartolomeo a list of items they would like to see changed, modified or added to this
45 rendering. The applicant is to return to the Commission at their April meeting.

8 The next item was **8648 Commerce Drive** requesting sketch site plan review for a
9 7,800 square foot one-story building. The property is located on lots 8 & 9 in the Glebe
10 Business Park. The site plan was previously approved by the Commission. That approval
11 was for one continuous building. After construction of the first phase the applicant has
12 decided to revise the approved site plan to allow the phase two portion of the construction
13 be separated and pushed towards the rear of the site. Mr. Stagg explained that the proposed
14 building will be similar in design to the existing with the exception that there will be rollup
15 overhead doors along the front façade because access to the rear is not available. Proposed
16 landscaping meets the minimum standards. They are proposing to have three new parking
17 spaces. Upon motion of Mr. Moore, seconded by Mr. Periconi, the Commission voted 5-0
18 to approve the sketch site plan.
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20 The next item was from staff concerning a temporary trailer for **Shore Health**
21 **Systems**. The proposed trailer is to be located on Glebe Park Drive. Mr. Showalter, agent
22 for Shore Health Systems explained that due to the current renovations at the Hospital they
23 are running out of internal space. They are proposing to relocate the finance department to
24 the proposed trailer. They are proposing a 64 x 48 modular trailer, which would be on the
25 lot for approximately 3 years. Mr. Showalter was confident that all parking needs could be
26 met. Upon motion of Mrs. Cheezum, seconded by Mr. Swann, the Commission voted 5-0
27 to approve the temporary trailer as submitted for a period of three years.
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29 The next item discussed was a temporary trailer for **Easton Airport**. PHI Air
30 Medical, in conjunction with the University of Maryland Express Care is requesting to place
31 a 24 x 52 double wide trailer to house three medical crew members 24 hours a day 7 days a
32 week for the staffing of a medevac helicopter. They are requesting this trailer for 12 months
33 until the construction of the PHI Air Medical Care 2 hanger is complete. Upon motion of
34 Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to approve the
35 temporary trailer as submitted for a period of 12 months.
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37 The next item was from staff concerning proposed revisions to the **Draft**
38 **Subdivision Regulations and amendments to the Zoning Ordinance**. Mr. Thomas
39 explained that the Commission has previously forwarded revised versions of the Town's
40 Subdivision Regulations and Zoning Ordinance. He noted that in fact the Zoning
41 Ordinance has been adopted and became effective yesterday (March 15, 2006). The Council
42 has not adopted the Subdivision Regulations but has held a Public Hearing on the subject. It
43 was during the Town Council's Public Hearing that Bill Stagg pointed out certain problems
44 and potential problems with the Traditional Neighborhood Design (TND) standards that
45 were added to these two documents.
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The Council asked the staff to take a look at the issue and the proposal before the Commission today is the response to that request. Mr. Thomas explained that the proposed revisions would effect provisions of both the Zoning Ordinance and Subdivision regulations and that they were drafted after meeting with Mr. Stagg and reviewing a letter prepared by John Passyn and Ted Passyn, III on the same subject.

Discussion ensued between the Commission and Mr. Thomas as well as Ted Passyn, III, who was present in the audience. The Commission suggested a few further revisions to what Mr. Thomas had presented and thereafter upon motion of Mrs. Cheezum seconded by Mr. Periconi, the Commission voted 5-0 to forward the packet of amendments/revisions back to the Town Council as amended during the meeting.

There being no further business the meeting was adjourned at 3:10 p.m. by motion of Mr. Atwood, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice
Planning & Zoning Secretary