

# MINUTES OF THE

December 20, 2007 Meeting of the

## Easton Planning & Zoning Commission

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

Members Absent: None.

Staff Present: Tom Hamilton, Town Planner, Lynn Thomas, Long Ranger Planner, Zach  
Smith, Current Planner, and Stacie Rice, Planning Secretary.

Staff Absent: None.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's meeting of November 15, 2007. Upon motion of Mr. Swann, seconded by Mr. Moore, the Commission voted 5-0 to approve the November minutes.

The first item discussed was sketch site for a 14,564 square foot **Rite Aid Pharmacy** and a waiver of 17 parking spaces. The property is located on the north side of Marlboro Avenue, proposed lot 9 of the Easton Marketplace shopping center. Mr. Stagg, the applicant's agent, explained they propose to locate the building generally in the center of the site with parking to the south and west of the building. There is a drive thru proposed on the east side of the building. The area to the north of the building is proposed to be used for a loading area. Proposed architecture is brick with some architectural detail. Mr. Stagg stated that the Town's parking standard requires 73 spaces. They propose to construct 56 spaces, needing a waiver of 17spaces. Mr. Stagg explained that the dumpster will be located in the rear. In regards to the architecture Mrs. Cheezum suggested they break up the flat roofs, Mr. Atwood suggested they lighten the brick color, and Tom Moore felt as though the building looked "too corporate". Upon motion of Mr. Periconi, seconded by Mr. Swann the Commission voted 3-2 (Mr. Moore & Mrs. Cheezum opposed) to approve the sketch site as presented, waiving 17 parking spaces, and not requiring the façade plantings. The Commission will review the architecture at their January meeting.

The next item was from staff concerning a temporary trailer at **29602 Dover Road (Ashley Furniture)**. Ms. Susan Ross, of Ashley Furniture explained they are requesting permission to place a temporary trailer behind the Ashley Furniture Homestore which would not be clearly visible from Dover Road. The trailer would be used to hold furniture for customer pick up. She explained they are currently in the process of obtaining a building permit from the Town of Easton to restore an existing building on the site which will be used as a warehouse for storage of furniture and customer pick up items. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum, the Commission voted 5-0 to approve the request for a temporary trailer at Ashley Furniture Homestore for 3 months. Should the applicant need additional time for the trailer they are to come back to the Commission.

The Commission next reviewed a request from **Bob Rauch** concerning a proposal to initiate a joint Town-developer master planning process in order to produce a development plan for property that adjacent to Easton Club East that he would like to develop. Mr. Rauch and Ryan Showalter referred to a letter that Mr. Rauch had written which was in the Commission's packet. Mr. Hamilton stated that he supported the idea of jointly developing a master plan, but was not sure the timing was right. The property is currently shown as a Priority 2 and Priority 3 growth area in the Comprehensive Plan. He was unsure about the legality of developing a Plan that a future Council might in some way be bound to approve. Sharon Van Emburgh stated that she had not had time to thoroughly review the request yet but would certainly do so before the next meeting. Mr. Thomas pointed out that even though there are time frames associated with the Priority Growth areas described in the Comprehensive Plan, there should be no presumption that any particular parcel will necessarily move up in Priority during the next Comprehensive Plan Update. The Commission will first look at the available undeveloped land already within Town, the projected growth over the course of the planning period, and then determine if additional land is needed to accommodate that growth, and if so, which properties are most suitable for moving up in the development sequence. Tom Alspach then testified in opposition to the request. He stated that this may indeed be a good idea, but the timing is not right. Jane Bollman also testified in opposition to the request for essentially the same reasons as those stated by Mr. Alspach. The Commission voted to table further discussion of this item until the January meeting.

The item was from staff concerning a letter from **Michael Burlbaugh of Elm Street Development** in regards to required setbacks for pools. Mr. Burlbaugh submitted a letter to the town staff and Commission regarding the setback issue. Mr. Hamilton explained that the current setback for a pool in this neighborhood is 8 feet. However, due to the size of the lots it has become an issue for people wishing to construct pools. Mr. Burlbaugh is asking the Commission to modify the criteria to allow pools to be setback 5 feet from the property line. Upon motion of Mr. Swann, seconded by Mr. Periconi, the Commission voted 3-2 (Mr. Atwood and Mrs. Cheezum opposed) to approve the 5 foot setback for pools at Easton Village.

Mr. Thomas then discussed proposed amendments to the **Zoning Ordinance** and **Subdivision Regulations for the 2008** packet of amendments. He stated that what was before the Commission was essentially the same thing that they saw last month. He had simply taken the issues from a discussion format and drafted proposed Ordinance language. He said that he wanted to call the Commission's attention to two particular issues. First was the first one listed concerning limiting the number of active applications a property-owner or developer can have at any one time. He stated that he still needs to add a sentence or two clarifying that this is intended to apply only to conflicting applications. Complimentary applications, for example a Site plan and a Variance or Special Exception, should still be able to be jointly processed.

Mr. Swann asked a question about the proposed amendment to allow sheds or garages in the non-access front yard on through lots. He was concerned about the appearance this would create. Mr. Thomas explained that there are a few places in Town where a house

is built on a lot that is accessed by one street, but also backs up to a second street. An example would be the lots backing up to Matthewstown Road in the Matthewstown Run Subdivision or the western-most lots in Thread Haven. Mr. Hamilton also sketched an illustration of the situation.

Mr. Thomas then said that the remaining issue that he wanted to discuss was one which was included in the packet in discussion format. That is the issue concerning possible revisions to the I-1 zoning district and/or the creation of a new zoning district for office, warehouses and light manufacturing uses. Bill Stagg stated that this was a much needed revision and should also consider adding certain CG and CL properties into this new zoning district. Mr. Smith suggested that this whole exercise might be made easier if he worked with Mr. Thomas to come back to the Commission with a map or maps depicting where this new zoning district might be established based on existing land uses. Mr. Periconi made a motion to approve the packet of amendments and forward them to the Town Council without the final item concerning the new zoning district. This motion was seconded by Mr. Swann and approved by a vote of 5-0.

There being no further business the meeting was adjourned at 3:32 p.m. by motion of Mr. Periconi, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice  
Planning & Zoning Secretary