

MINUTES OF THE
April 16, 2009 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent:

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

Staff Absent:

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 March 19, 2009 meeting. Due to the Commission receiving the minutes prior to the meeting Mr. Atwood decided to defer voting on the March minutes until the next meeting.

The first item discussed was the **Draft Bicycle and Pedestrian Plan**. Mr. Thomas explained he was contacted by Judy Grillo, Coordinator of BikeWalk Talbot, an advocacy organization supporting bicycle-friendly and walkable Talbot County. Ms. Grillo offered to draft a plan for the Town's consideration. Mr. Thomas stated that we are required to address Bicycle and Pedestrian issues in the Transportation element of the Comprehensive Plan. He proposes that we copy this document wholesale into the Plan, or refer to it and provide a summary, with a copy included in an Appendix to the Plan. The Commission briefly discussed the plan and asked Ms. Grillo questions relating to the draft plan. The Commission decided to take additional time to review the plan and will discuss at their next meeting.

The next item was proposed **Zoning Ordinance Amendment for Homeless Shelters**. Mr. Thomas explained that at your last meeting he briefly went over an item of staff where Interfaith Shelter had sent the staff a letter requesting that we establish the use "Homeless Shelter" in the Zoning Ordinance by specifically identifying it on the Table of Permissible Uses and indicating where this use is permitted. They are anticipating the need for regular homeless shelters for the 2009-10 winter and want to get this process started now rather than waiting for our annual Amendment process. This past year Mr. Hamilton reported that he had determined that providing shelter from a Church on a short-term basis was actually part of the mission and function of a Church use and thus it was permitted within approved Churches. Unfortunately, the arrangement where homeless shelter is provided within a Church has limitations, primarily in the number of people it can house due to fire code restrictions. Mr. Thomas explained that the Commission needs to amend the Zoning Ordinance in two or three sections. He has drafted a proposed amendment. The Commission discussed the amendment including the definition and supplemental standards. Mr. Thomas will revise adding language and will bring back the Commission at their next meeting.

The next item was the **Draft Comprehensive Plan**. Mr. Thomas handed the Commission a copy of the Draft Plan and asked them to review the document and to let him know of any changes. He stated that the sooner the Commission reviews the sooner a public hearing can be scheduled. Each member is to be in touch with Mr. Thomas regarding the draft plan.

The next item from staff was **Proposed Moratorium on Adult Oriented Businesses**. Mr. Thomas provided the Commission with two Ordinances related to the issue of Adult Oriented Businesses. One Ordinance declares a moratorium on the review and approval of such uses. The other proposes temporary amendments to the Zoning Ordinance to implement this moratorium. Mr. Thomas explained that to his knowledge we do not have any such businesses in Easton at this time. The Town has received one inquiry about opening an adult book store and we have been talking about the need to create some regulations for these uses for some time now. The Commission received a packet that Sharon VanEmburch sent to the Council at their last meeting. She would like the Commissions comments and recommendations on each to report to the Council at the public hearing on the Ordinances scheduled for May. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 5-0 to forward a favorable recommendation to the Town Council approving Ordinance 550 & 551 as presented finding it consistent with the Comprehensive Plan.

The next item from staff was **parking waiver** for a warehouse building on **Canvasback Drive**. Mr. John Delaplaine, Owner of the warehouse and Sterling VanFleet with Tumbling Tigers Gymnastics were present at the meeting. Mr. Hamilton explained that Jazzercise is currently occupying a portion of the warehouse. 19 parking spaces are allotted for the building and Jazzercise does not fill up the lot. Mr. Delaplaine, Owner of the building would like to add two additional uses to the building. One being Tumbling Tigers Gymnastics & and the other being martial arts. Mr. Hamilton is concerned that by adding these two uses to the existing Jazzercise would exceed the off street parking requirement for the site. Mr. Delaplaine explained that he contacted Shore Health System who owns a building across the street from his building in regards to shared parking. Shore Health System was in favor of the shared parking with the agreement that the parking lot will only be utilized after 4:30 p.m. Monday – Friday. Mr. Hamilton felt as though shared parking would be acceptable but Mr. Delaplaine would need to provide the Planning Staff with a binding recorded parking agreement with Shore Health System. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0 to approve a shared parking plan, with the understanding that a revised schedule of Tumbling Tigers be submitted to the Planning Office demonstrating that their schedule will not be in conflict with the operations of Shore Health System and a binding parking agreement being recorded and submitted to the Planning Office.

There being no further business the meeting was adjourned at 2:30 p.m. by motion of Mr. Periconi, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice
Planning Secretary