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MINUTES OF THE  
February 19, 2009 Meeting of the  
Easton Planning & Zoning Commission

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

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Members Absent: Linda Cheezum.

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

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 January 15, 2009 meeting. Upon motion of Mr. Swann seconded by Mr. Periconi the Commission voted 4-0 to approve the minutes.

The first order of business was **Lakelands** proposing a PUD amendment to permit alternate townhome units. Mr. Michael Bundy with Lennar and Ryan Showalter with Miles & Stockbridge were present at the meeting. Mr. Showalter explained that Lennar Corporation would like the ability to construct a new townhome product within the Lakelands Subdivision. At last month's Planning Commission meeting Michael Bundy from Lennar presented a proposal for a 3 story townhome unit proposed to be built at Lakelands. The Commission determined the proposed change was a significant one – meaning the applicant had to apply for a PUD amendment. The applicant has filed the formal application and is back before the Commission seeking a recommendation to the Town Council. Lennar would like for the Town to permit them the ability to build 3 story townhome units within the development. Lennar does not wish to eliminate their ability to build the currently approved units, but feels that having this alternative may be appealing to buyers. The 3 story units they would like to build are similar to the previously approved "Spinnaker" and "Nautilus" products. Upon motion of Mr. Moore, seconded by Mr. Periconi the Commission voted 4-0 to forward a favorable recommendation to the Town Council regarding the proposed amendment's for Lakelands and Cherrywood developments finding it consistent with the Town's Comprehensive Plan.

The next item discussed was **Chick-Fil-A** requesting sketch site plan approval for a 4,145 square foot restaurant. Keith Simpson of Bohler Engineering, John Andrews of Chick-fil-a, and Jim Reilly of BET Investments were present at the meeting. This site is part of the Phase 1 Waterside Village Shopping Center, shown on the approved PUD site plan as Building J (north-east corner of Waterside Village). They propose a 4,195 square foot one story building with a drive thru window and associated circulation around the building. The building will be oriented towards the parking lot with the rear of the building being visible from MD. 322. The proposed building has red and blonde brick siding material. The building has a flat roof with a cornice. The building has black awnings and cornice detailing reflective of other buildings in Waterside Village. The building has openings with black aluminum storefronts on 2-sides. There is detailing and articulation on the walls of the building as well as in the roof line. Landscaping has been installed on and near the site as part of the site improvements for the shopping center. This application also proposes additional landscaping to soften the building and to provide a buffer from MD. 322. The applicant is proposing to create 32 new parking spaces as part of this project. There is also a large (currently unused)

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4 parking lot that has been constructed as part of the overall shopping center improvements  
5 that will be available to the users of this building. They are proposing 3 wall signs: one  
6 facing the parking lot and 2 oriented towards MD Route 322 (the building is situated on  
7 an angle from MD. 322). The Ordinance would ordinarily permit 2 wall signs for this  
8 building, one per street frontage. Because this building is within a PUD Shopping Center  
9 the Planning Commission could approve the additional wall sign. Mr. Periconi stated  
10 that the proposed Chick-fil-a is not the typical franchise building and it compliments the  
11 other buildings in Waterside Village. Upon motion of Mr. Periconi, seconded by Mr.  
12 Moore the Commission voted 4-0 to approve "Attachment C" as proposed which includes  
13 3 signs for the building. (Site Plan dated 12/29/09 revised 2/11/09).

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15 The next item was a discussion concerning **transportation element** of the  
16 Comprehensive Plan. Mr. Thomas explained that Philip Robinson of Hemlock Lane in  
17 the Woods at Stoney Ridge and John Lopes of Easton Club East are before the  
18 Commission in regards to the transportation element of the Comprehensive Plan. Mr.  
19 Robinson explained that he and his neighbors are concerned with the proposed  
20 connection of Hemlock Lane to the southern half of Beechwood Drive. Mr. Robinson  
21 explained that Hemlock Lane is a quiet street with local traffic. He explained his  
22 concerns with added traffic, speeding and children's safety. He gave the Commission 74  
23 letters from neighbors in the Woods at Stoney Ridge who are opposed to the road  
24 extension. He also read aloud some concerns of the neighbors to put on the record. In  
25 closing Mr. Robinson asked the Commission to not approve any extension of Hemlock  
26 Lane.

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28 Mr. John Lopes of Easton Club East and the ad-hoc Committee submitted a report  
29 to the Commission on a number of issues. Mr. Lopes explained to the Commission he  
30 requested time of the agenda to discuss remaining outstanding issues relative to the  
31 recommendations in his report. One of Mr. Lopes' issues concerned the development of a  
32 mechanism to inform future purchasers of property of improvements called for in the  
33 Plan (e.g. roads). He suggested that the Plan need only include a statement supporting  
34 this concept and that in order to achieve it, he suggested that the Commission appoint a  
35 small task force or study group to investigate what might be done. The Commission  
36 agreed to appoint one of their members to a 3 person group along with Mr. Lopes and one  
37 member of the staff. Mr. Thomas was appointed as the staff member, joining Mr.  
38 Periconi and Mr. Lopes on the working group. Mr. Periconi will chair the group.

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40 The next item was **Walmart** requesting additional storage bins/trailers to be  
41 located in the Walmart parking lot during renovations. A representative from Walmart  
42 was present and explained that the bins would be in the parking lot from March thru  
43 April why they renovate the store. Upon motion of Mr. Moore, seconded by Mr. Swann  
44 the Commission voted 4-0 to approve the storage bins as requested.

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46 There being no further business the meeting was adjourned at 3:15 p.m. by  
47 motion of Mr. Swann, seconded by Mr. Moore.

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49 Respectfully submitted,

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52 Stacie S. Rice  
53 Planning Secretary