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MINUTES OF THE
January 15, 2009 Meeting of the
Easton Planning & Zoning Commission

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

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 December 18, 2008 meeting. Upon motion of Mr. Periconi seconded by Mr. Swann the Commission voted 5-0 to approve the minutes.

The first order of business was the Election of a chairman and vice-chairman for 2009. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 5-0 to re-appoint Mr. Atwood as Chairman, and to appoint Dan Swann as Vice Chairman.

The next item was from staff concerning possible changes to the time of regularly scheduled Planning Commission meetings. Mr. Thomas had prepared a memo for the Commission which indicated when other Eastern Shore Planning Commissions meet and also discussed the survey which was posted online to get the public's input on when they would prefer the Planning Commission meet. Mr. Thomas stated he had 61 participants. Results were not altogether conclusive. Although there is a preference for night meetings, it is not an overwhelming sentiment. The Commission briefly discussed and suggested that the meetings be televised. Mr. Periconi stated that after reading Mr. Thomas's memo and the data on the issue felt as though he is happy with keeping the meetings as they are and maybe in the future the need will arise to hold the meetings at a different time but will deal with that when the time comes. The Commission agreed to not do anything at this time.

The next item was **Walmart** requesting an extension of Temporary Use for Storage Trailers. The Staff received a letter from Walmart requesting extension of the trailers for upcoming renovations to Walmart. Due to the remodeling of Walmart which is to begin March 16, 2009 and end May 31, 2009 the need to keep the trailers on site for storage is necessary. No representative from Walmart was present. The Commission voted 5-0 to approve the trailers for the duration of the renovation.

The next item was the **Amish Country Farmers Market** requesting permission to hold 4 events in 2009. The Commission voted 4-1 to approve the request. Mr. Swann expressed concern about cars parking around the storage sheds which are located in the parking lot of the Farmers Market. No representative of the Farmers Market was present, but the Commission asked the staff to get in contact with Mr. Esh and have him come before the Commission at their next meeting to further discuss the location of the sheds.

The next item discussed was Lennar Corporation requesting an amendment to the **Lakelands PUD Subdivision** to permit 3 story townhome units. The townhome units previously approved are a maximum of 2 stories tall. Mr. Michael Bundy with Lennar was present at the meeting and discussed the background of the project, and what Lennar is proposing for Lakelands. He stated that Lennar would like the ability to build a 3 story

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5 townhome units within the development. Lennar does not wish to eliminate their ability
6 to build the currently approved units, but feels that having an additional alternative may
7 be appealing to buyers in today's economy. The widths of the proposed units are the
8 same as previously approved "Spinnaker" units. The new units are proposed to vary
9 from the previously approved units the number of stories, height and unit depth. The
10 previously approved unit depth was 57' the proposed is 42'. Mr. Atwood felt as though
11 this was a significant change and it should go back to the Town Council. Mrs. Cheezum
12 felt and though the units are attractive and are appropriate for the Subdivision but felt as
13 though the neighbors should be made aware. The Commission agreed that the applicant
14 should file for a formal amendment to the PUD which will be reviewed by the Town
15 Council.

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17 The item was **Londonderry** proposing an amendment to the Londonderry HC
18 Zoning to permit a 2 story, 3, 127 square foot maintenance building/office space in place
19 of previously approved "free standing storage shed" as identified on the approved site
20 plan for this project. Mr. Stagg explained that the proposed maintenance facility would
21 be located in the north-west corner of the site. Mr. Stagg also explained that the
22 architecture would be similar to the structures on site. Mr. Smith explained that the
23 approved sketch or development site plan for this project was unclear on what the
24 "maintenance facility" would look like. After reviewing the proposal the staff believes
25 the proposed building may be more substantial than what was originally contemplated by
26 the applicant, Planning Commission and/or Town Council. The Commission voted 3-2 to
27 find the proposed structure acceptable.

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29 There being no further business the meeting was adjourned at 2:15 p.m. by
30 motion of Mr. Periconi, seconded by Mr. Atwood.

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Respectfully submitted,

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Stacie S. Rice
Planning Secretary