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MINUTES OF THE
December 16, 2010 Meeting of the
Easton Planning & Zoning Commission

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

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Members Absent:

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

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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 November 18, 2010 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 5-0 to approve the minutes.

The first item on the agenda was **8947 Ocean Gateway** requesting sketch site plan review for a 19,097 square foot Tractor Supply retail store. At last month's meeting the applicant was before the Commission requesting approval for their project. The Commission expressed concerns over certain aspects of the building design as well as the site design. Bill Stagg of Lane Engineering and Gregg Gannon were present at the meeting. Mr. Stagg explained he has submitted revised plans and is back before you to continue the discussion of the request. The entrance feature in the previous design included a reverse gable roof. The proposed entry feature has a side gable roof. The Commission wasn't quite satisfied with the proposed entrance feature. The Commission discussed the storefront windows and preferred the larger storefront windows. Mr. Periconi felt as though the architecture has proposed was not appropriate at all. Upon motion of Mr. Moore, seconded by Mr. Atwood the Commission voted 4-1 (Mr. Swann opposed) to approve the sketch site plan, waiving eleven parking spaces and leaving the entrance feature architecture to the staff for their review and approval.

The next item was 9017 Ocean Gateway requesting sketch site plan approval for a 7, 441 square foot **Olive Garden Restaurant**. Neil Terwilliger of Olive Garden and Matthew Allen of Bohler Engineering were present at the meeting. Mr. Allen explained that the subject lot has frontage on both U.S. Route 50 and on Sunflower Drive, however access to the site is limited to Sunflower Drive. The proposal sites the building generally in the center of the site and surrounds it on all 4 sides with parking. The front entrance of the building is oriented towards U.S. Route 50, the area directly in front of the building entrance is devoid of parking spaces in an effort to provide an unobstructed view of the building from the highway (this element of the design is consistent with discussion between the applicant and the Commission at the September 2010 Planning Commission meeting). The proposed building is shown with predominantly stone veneer siding, with some accents of brick siding material. The roof is proposed to be tile. The design provides detailing such as: wooden trellis features, brick window headers, brick panels, and several different roof lines. The Commission discussed in detail the architecture. The Commission would like to see more brick incorporated into the proposed architecture. Mr. Periconi suggested the applicant modify the architecture changing the stucco color, adding additional brick detail. The applicant will come back to the Commission at their January meeting.

59 The next item from staff was discussion regarding **Planning Commission Rules &**
60 **Procedures**. Mr. Swann suggested changes to the way in which the Commission selects its
61 Chair, with the intention of encouraging (or actually requiring) that this position be rotated
62 amongst the members of the Commission. Mr. Swann discussed with the Commission his
63 proposed changes to the Rules & Procedures. The Commission briefly discussed his suggestions.
64 The Commission agreed they would further review the Rules & Procedures and get any changes
65 to Lynn Thomas prior to the January Planning Commission meeting.
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67 The next two items on the agenda were items from staff regarding Discussion of
68 Comprehensive Zoning Ordinance Updates and Discussion of 2011 Zoning Ordinance
69 Amendments. The Commission decided they would discuss these issues at the January meeting.
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71 There being no further business the meeting was adjourned at 3:15 p.m. by motion
72 of Mr. Periconi, seconded by Mr. Moore.
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74 Respectfully submitted,
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78 Stacie S. Rice
79 Planning Secretary
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