

MINUTES OF THE
January 21, 2010 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, Stacie Rice, Planning Secretary, and Sharon VanEmburch, Town Attorney.

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 17, 2009 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 5-0 to approve the minutes.

The first order of business was the Election of a chairman and vice-chairman for 2010. Upon motion of Mrs. Cheezum, seconded by Mr. Periconi the Commission voted 5-0 to re-appoint Mr. Atwood as Chairman, and Dan Swann as Vice Chairman.

The first item discussed was **Ashby Commons** Subdivision regarding a PUD Amendment. Bill Stagg, Mike Burlbaugh, and Ryan Showalter were present at the meeting. Mr. Burlbaugh gave a brief history of the site and the current proposal. Mr. Stagg explained to the Commission the proposed changes to the project which included mix of products, alleys, deletion of detached garages, front loaded garage doors, tree plantings and architecture. The staff feels as though the current proposal represents a significant regression in quality compared to what has already been approved. The Commission was concerned with the architecture, dumpster/trash enclosure area. After considerable discussion of the proposed changes Mr. Burlbaugh asked the Commission to postpone any action on the request explaining that he would like to make some changes based on the Commission's comments and return in February with a revised plan. The Commission agreed to continue the discussion at the February meeting.

The next item was from staff regarding discussion of **Development Rights and Responsibilities Agreements (DRRA)**. Sharon VanEmburch explained that she and Joe Stevens would like to discuss with the Commission the purpose of Development Rights and Responsibility Agreements, including a discussion of the approval process and role of the Planning Commission. Mr. Stevens explained that this is a prelude to the anticipated filing and review of a DRRA between the Town of Easton, Talbot County and Shore Health System.

Mr. Hamilton explained that at the December Planning Commission meeting Jerry Friedel made a presentation regarding the **Draft Stormwater Management Ordinance**. At that meeting no recommendation was made to the Town Council. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 5-0 to forward a favorable recommendation to the Town Council regarding the Draft Stormwater Management Ordinance.

The next item was from staff concerning the **Comprehensive Plan**. Mr. Thomas explained that he has received a letter from Brynja Booth of Cowdrey Thompson dated January 19th requesting the Town designate the McNeal Properties (9802 & 9812 Ocean Gateway) on the Future Land Use Map of the 2009 Draft Comprehensive Plan for business commercial uses as opposed to residential uses. Upon motion of Mr. Periconi, seconded by Tom Moore the Commission voted 5-0 to forward a favorable

recommendation to the Town Council on the 2010 Comprehensive Plan modifying the Future Land Use Map to designate the McNeal properties as commercial not residential and the Commission included the properties up to Airport Road be given the same zoning. Mr. Thomas next discussed a memo outlining the changes agreed upon from the joint workshops which were adopted unanimously as changes to the Draft Comprehensive Plan on a motion of Steve Periconi, seconded by Linda Cheezum.

The next item was from staff concerning the final plat for **Easton Village, Lots 131 & 132**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to authorize Mr. Atwood to sign the plats for Easton Village.

The next item was also from staff regarding **Annual Zoning Ordinance Amendments**. Mr. Smith went through each item on the amendments list and the Commission will discuss in draft Ordinance language at their February meeting.

Mr. Hamilton asked the Commission to move the April meeting from April 15th to April 22nd. The Commission agreed to the meeting date change.

There being no further business the meeting was adjourned at 3:50 p.m. by motion of Mr. Swann, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary