

1 MINUTES OF THE
2 November 18, 2010 Meeting of the
3 Easton Planning & Zoning Commission
4

5 Members Present: John Atwood, Chairman, and members, Dan Swann.
6 Linda Cheezum and Tom Moore.
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8 Members Absent: Steve Periconi.
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10 Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn
11 Thomas, Long Range Planner and Stacie Rice, Planning Secretary.
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13 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
14 1:00 p.m. The first order of business was the approval of the minutes of the
15 Commission's October 20, 2010 meeting. Upon motion of Mr. Swann seconded by Mr.
16 Moore the Commission voted 4-0 to approve the minutes.
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18 The next item was **402 Maryland Avenue**. Mr. Smith explained that a
19 prospective tenant for the property located at 402 Maryland Avenue would like to occupy
20 a portion of the existing space as a "house of worship". Accordingly the applicant has
21 filed an application for a Special Exception from the Easton Board of Zoning Appeals.
22 However the applicant is unable to move forward as the subject property has insufficient
23 off-street parking to meet the Town's standard for this use. The parking standard for this
24 use is 1 parking space for every 3 seats in the main sanctuary and 1 additional space for
25 every 200 square feet of Sunday school area. The Church is proposing 96 seats in the
26 sanctuary and does not indicate that there will be a Sunday school area. $96 \text{ seats} / 3 = 32$
27 required parking spaces. There are 14 parking spaces currently on this site. The Church
28 indicates their peak parking demand is currently around 12 cars at one time (the Church
29 currently meets at the Easton Church of the Brethren located on S. Harrison Street). This
30 demand is based on a typical attendance of 50 – 60 parishioners. The church officials
31 indicate that many people "ride together" and that the Church maintains a shuttle bus,
32 which transports many of the people to and from the services. Additionally many of the
33 attendees walk from their homes in Easton to the current facility and are expected to
34 continue to do so. There are on street parking opportunities in the area that could
35 accommodate additional cars. The surrounding area is non-residential and it is likely that
36 the peak parking demand of the Church will not conflict with the parking demands of the
37 nearby businesses, as whatever demand for on-street parking there is for the surrounding
38 businesses will likely not occur when the Church is in session. Upon motion of Mr.
39 Moore, seconded by Mr. Swann the Commission voted 4-0 approve the parking waiver
40 and forward a favorable recommendation to the Board of Zoning Appeals for a Special
41 Exception.
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43 The next item was **Tractor Supply Retail Store** requesting sketch site plan
44 review for a 19,097 square foot store. The property is located at 8947 Ocean Gateway.
45 Bill Stagg of Lane Engineering and Greg Gannon were present at the meeting. Mr. Stagg
46 explained they are proposing to construct a Tractor Supply retail store on a currently
47 unimproved piece of property. The lot will be located on a corner and will have access
48 from Alicia Drive as well as from Cecil Drive. The building is proposed to be oriented
49 towards Cecil Drive and with loading areas located at the rear (north side) of the building.
50 Mr. Stagg stated that the Gannon Family has already installed a landscaping buffer
51 required for this development off of the subject lot, between Alicia Drive and the
52 residentially zoned properties. They are proposing an outdoor display area on the west
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5 side of the building as well as outdoor display areas directly in front of the building.
6 Since the zoning of the property prohibits outdoor display of merchandise the applicant
7 has received, from the Board of Zoning Appeals, a Variance which permits the fenced in
8 area to the west of the building provided adequate screening is provided. Display areas in
9 the front of the building are not permitted. Mr. Stagg stated that the HVAC units will be
10 screened from view. Mr. Stagg explained they are proposing to landscape generally in
11 accordance with the minimum requirements of the Zoning Ordinance. They are proposing
12 65 parking spaces on site. The applicant is requesting a waiver of 11 spaces. Mr. Stagg
13 discussed with the Commission the proposed architecture and proposed 8' aluminum
14 picket style fence with masonry columns. The Commission discussed the architecture at
15 length. Mr. Moore preferred that CMU is not used at all in the proposed building. Ms.
16 Cheezum was concerned with the roof style. Mr. Swann was concerned with the siding
17 material, surface material, proposed fence and sidewalks as well as the appearance of the
18 building from Ocean Gateway. Mr. Atwood stated that he doesn't feel as though the
19 Commission should design the building. The Commission suggested the applicant use
20 the Planning Commission's comments to revise the architecture and return at the next
21 meeting. Paige Bethke, Talbot County Economic Director explained that this business
22 would be great for Easton and would bring approximately 30 jobs to Easton.

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24 The next item on the agenda was a discussion concerning the **Comprehensive**
25 **Zoning Update**. Mr. Thomas stated that in light of the fact that there were only three
26 members present, the map he planned on using did not print, and many seemed anxious
27 to leave, he would abbreviate his presentation and save the bulk of the discussion for the
28 next meeting. He did discuss ideas for how he thought it might make sense to divide the
29 Town into zones or districts under a Form-based code. He also distributed a copy of an
30 article from Planning Magazine. Mr. Thomas indicated that the article contained ideas
31 for a possible alternate approach to a complete Form-based Code.

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33 Mr. Thomas then drew the Commission's attention to the matter of **Annual**
34 **Zoning Ordinance Amendments**. He stated that he only had three possible
35 amendments this year, largely because last year's list has just been adopted and was
36 rather extensive. Mr. Thomas described each of the amendments on his list and asked to
37 Commission to let him know if they had others in mind and he would come before them
38 in December with a more detailed proposal for how to address each of the identified
39 issues.

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41 There being no further business the meeting was adjourned at 2:30 p.m. by
42 motion of Mr. Moore, seconded by Mrs. Cheezum.

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44 Respectfully submitted,

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48 Stacie S. Rice
49 Planning Secretary
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