

MINUTES OF THE
February 17, 2011 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent: Tom Moore.

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 20, 2011 meeting. Upon motion of Mr. Swann seconded by Mrs. Cheezum the Commission voted 4-0 to approve the minutes.

The next item on the agenda was an item from staff regarding **Discussion of 2011 Zoning Ordinance Amendments**. The Commission next discussed the proposed 2011 packet of Zoning Ordinance Amendments. They agreed to the proposed changes for Specialized Group homes and Carnivals/Circuses/ Special Events. Discussion then ensued concerning how best to regulate mobile food uses. Mr. Hamilton suggested that one thing we should do is clarify that these standards in the Zoning Ordinance should apply only to these uses when they occur on private property. Those that occur on public property like on a street or sidewalk are regulated by other sections of the Town Code and are outside the purview of Zoning rules. The Commission suggested that we require these uses to be associated with an otherwise approved Temporary Use, such as a Special Event. Most of the discussion that followed focused on what the appropriate Supplemental Standards might be. Mr. Thomas indicated that he felt like he had enough information to work with to produce some draft regulations for the Commission to consider at their March meeting. Mr. Smith then raised a new potential amendment. This one dealt with the hold time for messages displayed on electronic message boards. As a result of the most recent changes to the Sign Regulations, there is no specified hold time. We have received a few complaints about the sign in front of Railway Market and a number of inquiries from people considering a new electronic sign concerning the hold time. The Commission was in favor of establishing a hold time, but could not come to a consensus as to how long it might. Mr. Smith stated that he would research what other communities require and come back to the Commission with proposed language for their consideration in March.

The Planning Commission reviewed the Town's proposal to construct a parking lot on the Talbot County Board of Education's property at Springdale Street, to support the concurrent and future development of the former **RTC property as a Town Park**, to include multipurpose athletic fields, bathrooms, a playground, and walking trails. The Town Planning staff presented a proposal developed by Brian Hause, Assistant to the Town Engineer, depicting the location and layout of the proposed parking lot. After discussing the issue, the Commission voted unanimously (4-0 one member absent) to find that both the proposed parking lot specifically and the plan for the development of the RTC property in general, are consistent with the Town's Comprehensive Plan. Furthermore, although it has no bearing on our finding concerning Plan consistency, the Commission encouraged the Town staff to look at possibly revising the parking

lot layout so as to avoid what is a long dead-end. The Commission discussed the possibility of creating a looped parking lot layout or adding what would essentially be a cul-de-sac at the end of the parking lot drive aisle.

The next item was from staff concerning the final plat for **Robin Aldrich**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to authorize Mr. Atwood to sign the subdivision plat for Robin Aldrich.

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

Respectfully submitted,

Stacie S. Rice
Planning Secretary