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MINUTES OF THE
October 20, 2011 Meeting of the
Easton Planning & Zoning Commission

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

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Members Absent: Steve Periconi.

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Staff Present: Lynn Thomas, Town Planner, Zach Smith, Deputy Town 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 September 15, 2011 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 4-0 to approve the minutes.

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The next item discussed was **Locust Commons** requesting a PUD Amendment to modify previous approval to permit 8 single family detached homes rather than 13 attached townhomes. Mr. Doug Milburn, applicant explained he is back before the Commission with revised architectural drawings as well as a booklet (*Locust Commons PUD Amendment Proposal Fall, 2011*). Mr. Milburn explained the booklet depicts proposed architecture, housing styles and materials. Mr. Atwood was pleased with Mr. Milburn's proposal and feels as though single family homes will be a better fit for the neighborhood. Mr. Basil Harrison adjacent neighbor and Billy Simmons, President of Dixon Square Home Owners Association were both pleased with the proposed plans, but asked if the developer could plant some additional landscaping between two of the units. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 4-0 to forward a favorable recommendation to the Town Council finding the PUD Amendment consistent with the Comprehensive Plan conditioned on the applicant adding 6 evergreen trees to the rear of lots 1, 2 & 3, and metal roofing is to be used as porch features *only*.

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The next item was a parking waiver request for **Easton Bank and Trust** located at **8707 Commerce Drive**. Mr. Ryan Showalter the applicant's agent explained that the office building was constructed pursuant to a site plan approval, which included a waiver of 7 parking spaces and a special exception authorizing multiple uses of the building. The applicant would like to add clarity to the parking waiver request to allow them flexibility when seeking future tenants. Mr. Showalter stated there is no record indicating the parking waiver was contingent upon or limited to no more than the two tenants originally proposed for the site, therefore he wanted to clarify the issue so they can proceed with leasing negotiations. Upon motion of Mr. Moore, seconded by Mrs. Cheezum the Commission voted 4-0 to re-affirm the prior parking waiver approval of 7 parking spaces.

There being no further business the meeting was adjourned at 2:25 p.m. by motion of Mr. Swann, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary