

MINUTES OF THE
February 16, 2012 Meeting of the
Easton Planning & Zoning Commission

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

Members Absent: Mrs. Cheezum.

Staff Present: Lynn Thomas, Town Planner, Zach Smith, Current 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 19, 2012 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 4-0 to approve the minutes.

The first item discussed was **Sts. Peter & Paul High School Master Sign Plan**. Mr. Thomas explained he received a request from Sts. Peter & Paul High School to add a freestanding sign on the school property. Mr. Thomas pointed out because both the High School and Elementary School are located on one lot; they are entitled to only one freestanding sign. One sign currently exists for the Elementary School, this request represents greater signage than the Ordinance allows. However, the Ordinance does allow for signage greater in either number or size for Institutional uses through the Master Sign Plan approval process, hence this request. Brent Outten with Sts. Peter & Paul School was present at the meeting and explained the sign would be utilized for the High School and would be placed on Choptank Avenue. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 4-0 to approve the sign request.

The next item was from staff concerning an amendment to a PUD. Mr. Thomas explained the Town desires to widen Marlboro Avenue and to do this needs additional land. Mr. Armistead who was present at the meeting explained the Mears family is agreeable to providing the necessary land to the Town but also wants to maintain the equivalent buildable area as established on Lot 2. This could only be accomplished by revising the setbacks. Thus, this request is to modify the setbacks (along Marlboro and for paving) and the required Landscaping Bufferyard, so as to not diminish the existing buildable area of Lot 2. Mr. Thomas indicated that he believes this change does not represent a material change to the design of the previously approved PUD and therefore can be reviewed and approved administratively (i.e. by the Town Planner). Upon motion of Mr. Periconi, seconded by Mr. Swann the Commission voted 4-0 to find the proposed amendment minor or immaterial in nature and that any necessary further review falls within discretion of the Town Planner.

The next item discussed was **Sign Regulation Zoning Ordinance Amendments**. Mr. Thomas explained that at the January meeting the Commission forwarded the 2012 packet of Zoning Ordinance Amendments to the Town Council. The Town Council asked the Commission to consider further revisions to the standards regulating electronic signs. The Council would like to make the sign regulations more strict in regards to hold times and lighting. The Commission was not in favor of absolutely prohibiting the signs. They discussed ways to instead strengthen the current regulations. The Commission felt as though enforcement is a way to handle existing/ future issues with the hold times and brightness issues. Mr. Thomas is to prepare a draft ordinance and will send to the Planning Commission for their review and comment.

There being no further business the meeting was adjourned at 2:00 p.m. by motion of Mr. Periconi, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice
Planning Secretary