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MINUTES OF THE
January 19, 2012 Meeting of the
Easton Planning & Zoning Commission

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

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Members Absent:

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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 December 15, 2011 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, Vice-Chairman and Chairman Pro-Tem for 2012**. Upon motion of Mr. Moore, seconded by Mr. Periconi the Commission voted 4-0 to re-appoint Mr. Atwood as Chairman. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 4-0 to appoint Steve Periconi as Vice Chairman and upon motion of Mrs. Cheezum seconded by Mr. Periconi the Commission voted 4-0 to appoint Dan Swann as Chairman Pro-Tem.

The next item was **Waterside Village, Phase II** requesting a PUD Sketch Plan and Subdivision. Mr. Bill Stagg with Lane Engineering and Ryan Showalter with Miles and Stockbridge were present at the meeting. Mr. Stagg explained the current proposal includes the construction of 3 new retail buildings (126,000 sf of total space), shown on the proposed site plan as Buildings L, M & N. While the prospective users of Buildings L and M are not known at this time, the site plan indicates that Building N will be occupied by a BJ's Wholesale (this is a club store that sells a wide variety of merchandise and groceries – it appears somewhat similar to a Sam's Club). In addition to the proposed buildings, the proposal also includes associated parking and landscaping as well as a fountain feature at the south west corner of the Marlboro and Commerce intersection. The proposal also shows what appears to be an opportunity to connect this site to a property fronting onto MD. 33, this possible connection is shown at the rear of Building N. The size of the project has been significantly reduced since the applicant was last before the Commission. All of the residential apartments have been removed, the hotel has been removed, and approximately 40% of the retail space previously proposed has been removed. The developer has not shown the building design of specific buildings, but has provided an "architectural theme book" intended to show the basic design elements that will be incorporated throughout the proposed development. The Commission was very concerned with the traffic impacts. Mr. Periconi stated he was discouraged with the big box type of store and was discouraged with the project as a whole. Several people spoke regarding the proposed project mainly concerned with the additional traffic that would impact St. Michaels Road and the proposed big box type of store. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-2 (Cheezum and Periconi opposed) to approve the site plan as presented and forward a favorable recommendation to Town Council.

The next item on the agenda was the **McNeal Annexation**. The property is located at 9802 and 9818 Ocean Gateway. Mrs. Brynja Booth of Cowdrey Thompson was present at the meeting on behalf of Jeffrey McNeal. Mrs. Booth explained that the request involves properties located on Ocean Gateway along the northern limits of Town, in close proximity to the recently annexed Hospital, Talbot Community Center, and Hyde Park properties. Mrs.

6 Booth stated that each property is improved with a single family residence and together they
7 comprise 2.469 acres. The current Zoning under Talbot County's jurisdiction is Town
8 Conservation (TC). The requested Zoning is actually for a classification that does not yet exist,
9 the proposed new Industrial Zoning. Upon motion of Mr. Periconi, seconded by Mr. Swann the
10 Commission voted 5-0 to approve the McNeal Annexation with the BC zoning classification, and
11 forwarded a favorable recommendation to the Town Council.
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13 The next item discussed was **Annual Zoning Ordinance Amendments**. Mr. Thomas
14 briefly discussed with the Commission possible Ordinance language additions/revisions to
15 address issues that were discussed at the January meeting. The Commission voted unanimously
16 to approve the Annual Zoning Ordinance Amendment and forward a favorable recommendation
17 to the Town Council.
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19 The one item that will be discussed further and was not sent to the Council was item
20 number (10) which deals with LED signs. The Town Council has asked that the Planning
21 Commission revisit the issue of LED signs. The Council is considering banning all new signs
22 and wanted the Commissions input. Mr. Thomas explained to the Commission that he had not
23 drafted any proposed language, and needed to know how to move forward. The Commission
24 asked Mr. Thomas to return at the next meeting with additional information regarding increased
25 hold times, and brightness standards.
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27 The next item was from staff concerning the final plats for **Easton Village, Phase 6, Lots**
28 **6 & 7**. Mr. Thomas asked the Commission to authorize their Chairman to sign the plats. Upon
29 motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 5-0 to authorize Mr.
30 Atwood to sign the subdivision plats.
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32 There being no further business the meeting was adjourned at 3:00 p.m. by motion of Mr.
33 Periconi, seconded by Mr. Moore.
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36 Respectfully submitted,
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40 Stacie S. Rice
41 Planning Secretary
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