

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

Members Present: John Atwood, Chairman, and members, Debbie Renshaw, Steve Periconi, and Mrs. Cheezum.

Members Absent: Tom Moore.

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 June 21, 2012 meeting. Upon motion of Mrs. Cheezum seconded by Mrs. Renshaw the Commission voted 4-0 to approve the minutes.

The first item discussed was a parking waiver for **8374 Ocean Gateway**. Kevin Greaney and Brad with Jersey Mike's Sub Shop were present at the meeting. Mr. Greaney explained that Jersey Mike's would like to open a 1,500 square foot carryout/sit down restaurant. The applicant stated 70% of their sales are carryout with 30% sit down. The parking requirement is 13 spaces. Upon motion of Mrs. Renshaw, seconded by Mr. Periconi the Commission voted 4-0 to approve the parking waiver as requested spaces.

The next item was discussion of **Town of Easton/Talbot County/Shore Health System Draft Developers Rights and Responsibilities Agreement (DRRA)**. Sharon VanEmburch and Joe Stevens were present at the meeting. Mrs. VanEmburch reviewed with the Commission the draft DRRA focusing on the zoning related issues. She hopes to have the final document before the Commission at their August meeting for recommendation.

The next item was discussion of the draft update to the **Easton Critical Area Ordinance**. Mr. Thomas explained that the Critical Area Ordinance is incorporated in Article V of the Zoning Ordinance. Mark Gradecak with Gradecak & Associates explained to the Commission the proposed changes to the Ordinance and how it would or would not affect the Town of Easton. Mr. Gradecak explained the revised document must be adopted by the end of the year.

The next item from staff was **Annexation of certain public rights-of-ways**. Mr. Smith explained there is a proposal to bring additional land into the Town limits. He explained that certain roadways are partially in the Town and partially in the County. The Police Department has asked for the boundary lines to be clarified. Mr. Smith explained the areas in question are Airport Road and Route 50. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to approve the proposed annexation finding it consistent with the Comprehensive Plan, with corresponding zoning of Rt. 662 should be I-1 and the intersection of Rt. 50 shall correspond with the adjacent zoning.

The next item was from staff concerning the final plat for **Hunter's Mill, Phase 1**. Mr. Smith asked the Commission to authorize their Chairman to sign the plats. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-0 to authorize Mr. Atwood to sign the lot line revision plat.

There being no further business the meeting was adjourned at 2:35 p.m. by motion of Mr. Periconi, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice
Planning Secretary