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MINUTES OF THE
March 20, 2014 Meeting of the
Easton Planning & Zoning Commission

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Members Present: Dick Tettelbaum, Chairman, and members, Don Hilderbrandt, Debbie Renshaw and Terry Dell.

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Members Absent: John Atwood.

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Staff Present: Lynn Thomas, Town Planner, Zach Smith, Current Planner, and Stacie Rice, Planning Secretary.

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Mr. Tettlebaum 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 16, 2014 meeting. Upon motion of Mr. Hilderbrandt seconded by Mrs. Renshaw the Commission voted 4-0 to approve the minutes.

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The first item on the agenda was a **Temporary Use for seasonal outside storage at Wal-Mart**. Mr. Thomas stated he has received a request from Wal-Mart requesting a temporary use for outside storage for seasonal items. No one was present from Wal-Mart. The temporary storage would be placed on 33 existing parking spaces near the existing garden center. Upon motion of Mrs. Renshaw seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the temporary use for outside storage through July 1, 2014.

The next item on the agenda was discussion of **Comprehensive Zoning Ordinance Updates**. The Commission is in the process of scheduling a Work Session with the Town Council to discuss the general issue of whether they should consider increasing residential density in the Downtown Area. Mr. Tettelbaum stated that he wanted to examine the degree to which there are differences between what the Comprehensive Plan describes as a Vision for the future of Easton and what our development regulations encourage/require. The following points/questions were part of the discussion:

(1) what are the visions for Easton development contained in the Comp Plan? (2) does the existing Zoning Ordinance fully reflect the implementation of those visions? (3) what visions do we, the Planning Commission, have for the future of Easton development that may not be reflected in the Comp Plan, e.g., what suggestions, if any, do we have to amend the Plan?; (4) is the Easton downtown development plan actually a sub-part of the Comp Plan, or, instead, primarily a plan for economic development rather than land use? what role should it play in any changes we might want to propose to the Comp Plan and Zoning Ordinances; and (5) what revisions to the Zoning Ordinance would have to be in place to implement the present Comp Plan and the Comp Plan as we might propose amending?

The Commission discussed these items and also discussed whether the PUD process is one that affirmatively projects a vision of what the Town wants to see, or, instead, is one that is primarily reactive to developer requests.

Mr. Smith provided the Commission with a copy of the **Windmill Branch Assessment & Watershed Action Plan**. He asked the Commission to review and plan on discussing at the next meeting. The Commission will ultimately need to forward to the Town Council for their review/approval.

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The next item was from staff concerning the final Lot Line Revision Plats for **Waterside Village and Eastern Shore Land Conservancy**. Mr. Smith asked the Commission to authorize their Chairman to sign the plats once all comments have been addressed. Upon motion of Mrs. Renshaw, seconded by Mr. Dell the Commission voted 4-0 to authorize Mr. Tettelbaum to sign the plats.

There being no further business the meeting was adjourned at 2:15 p.m. by motion of Mrs. Renshaw, seconded by Mr. Hilderbrandt.

Respectfully submitted,

Stacie S. Rice
Planning Secretary