

MINUTES OF THE
October 16, 2014 Meeting of the
Easton Planning & Zoning Commission

Members Present: Dick Tettelbaum, Chairman, and members Don Hilderbrandt, John Atwood and Terry Dell.

Members Absent: Debbie Renshaw

Staff Present: Lynn Thomas, Town Planner and Brett Ewing, Current Planner.

Mr. Tettelbaum called the meeting of the Planning & Zoning Commission to order at 1:00 p.m.

The first item on the agenda was **7 Park Street** requesting Planned Redevelopment and final plat review for a two lot subdivision. The subject property is located within the Town of Easton Planned Redevelopment (PR) Overlay District. Mr. Thomas explained that the purpose of the PR District is to provide a mechanism for the redevelopment, rehabilitation and general improvement of certain older areas within the Town of Easton. The applicant is proposing a subdivision of a parcel with two structures that conduct different uses, office and warehouse. Both uses are permitted in the underlying zoning district. The two new lots will not comply with the underlying zoning district standards (General Commercial) for a minimum road frontage, minimum lot size setbacks and lot coverage. The applicant is requesting the Commission establish new standards for these lots in accordance with zoning section 601.B.

Bill Stagg of Lane Engineering was present on behalf of the applicants and stated that this request will not change anything on the ground as it exists today, but rather would merely facilitate a potential property transfer.

Upon motion of Mr. Hilderbrandt seconded by Mr. Atwood the Commission voted 4-0 to approve the PRD subdivision request as submitted with the following conditions:

1. The applicant shall pay a fee-in-lieu of constructing sidewalk along the frontage of the subject property.
2. The applicant shall specify the numerical zoning standards approved for the PRD subdivision on the final plat (i.e. setbacks, minimum lot size, lot coverage, etc.).

There being no further business the meeting was adjourned at 1:20 p.m. by motion of Mr. Hilderbrandt, seconded by Mr. Dell.

Respectfully submitted,

Lynn B. Thomas, Jr.
Town Planner