

MINUTES OF THE
April 16, 2015 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Don Hilderbrandt, Terry Dell and Talbot Bone.

Members Absent: Debbie Renshaw.

Staff Present: Lynn Thomas, Town Planner, Brett Ewing, Current Planner, Stacie Rice, Planning Secretary and Rick VanEmburch, Town Engineer.

The first item of business was the approval of the March Planning Commission minutes. Upon motion of Mr. Dell, seconded by Mr. Bone the Commission voted 4-0 to approve the minutes as prepared.

The first item on the agenda was Temple B’Nai Israel requesting sketch site plan review for a 9,532 square foot synagogue. The subject property is located at Tristan Drive and Route 322. Mr. Thomas has determined the site plan will be reviewed utilizing the Development Standards of the HC floating zoning only and not the Application Procedures. Town Council review and approval are not required. Temple B’Nai has submitted an application to subdivide a lot from the parent parcel. Tim Glass with Lane Engineering, Jay Brown, Architect, and Frank Mendich with Temple B’Nai were present at the meeting. Mr. Glass explained the property has a Planned HealthCare (HC) Floating District over portions of the property. He stated that a House of Worship is a Special Exception use in the underlying R-10A zoning district. The Code states uses which are permitted in the underlying zoning district by Special Exception shall be permitted in a HC District provided that such uses are approved by the Board of Zoning Appeals. Mr. Glass stated that the landscaping and storm water management requirements have been met. Proposed parking is adequate. Mr. Brown explained that the proposed exterior architecture would be natural stone, stucco, a rain screen (trespa). Mr. Glass explained sidewalks are required. Due to the location of the site Mr. Glass is asking for a sidewalk waiver either by fee-in-lieu or construction comparable sidewalk on another site. Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 4-0 to approve the sketch site plan as submitted and waived the sidewalk along Route 322.

The next item was **Wal-Mart** to utilize a portion of their parking area in front of the Garden Center for seasonal storage of bagged goods. They would like to start immediately and propose to cease the activity no later than July 30th. Upon motion of Mr. Dell, seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the request as submitted.

The next item was from staff concerning **Harris Teeter Sidewalk Waiver**. Mr. Stagg explained he is requesting a sidewalk waiver related to a 404’ long section of sidewalk improvement required along the eastern side of Brooks Drive from the south end of the proposed sidewalk construction southward to Marlboro Avenue. Mr. Stagg feels the approved development plan provides adequate, functional sidewalk connectivity for any pedestrian user approaching the property from south, west and north and the addition of a sidewalk along east side of Brooks Drive., which parallels a walk on the west side of Brooks Drive. Upon motion of Mr. Hilderbrandt, seconded by Mr. Bone the Commission voted 4-0 to approve a deferment of the sidewalk extension until the portion of this lot along Brooks Drive and west of the electric line right-of-way is proposed for development.

The next item was **Piazza Italian Market** requesting a parking waiver. The property is located at 346 N. Aurora Street. Mr. Stagg explained at the November 2014 meeting the Commission reviewed and approved a parking waiver at the subject property. Mr. Stagg explained that in preparing to submit for building permit, he learned that they will actually lose four of the parking 18 parking spaces (leaving them with a total of 14) due to the requirement for handicapped-accessible ramp and new doors. Mr. Zachary Smith, with Armistead, Griswold, Lee & Rust explained he is before the Commission on behalf of the adjacent property owner (Lot 1). He stated that his client has concerns with the shared parking and that while they are not opposed to the proposed use of the property, they do not want to see anything approved or agreed to which would negatively impact their parking rights or the amount of parking allocated for their use. Upon motion of Mr. Dell, seconded by Mr. Hilderbrandt the Commission voted 4-0 to waive 4 of the 18 parking spaces for a total of 14 parking spaces.

There being no further business the meeting was adjourned at 4:20 p.m. by motion of Ms. Dell seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice
Planning Secretary