MINUTES OF THE January 15, 2015 Meeting of the Easton Planning & Zoning Commission

Members Present: Members, Debbie Renshaw, Acting Chairman Don Hilderbrandt, John Atwood and Terry Dell.

Members Absent: Dick Tettelbaum.

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

Ms. Renshaw called the meeting of the Planning & Zoning Commission to order at $1:00\ \mathrm{p.m.}$

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

The first item of business was **28564 Marlboro Avenue (Dick's Sporting Goods)**. Mr. Stagg is before the Commission with a request to remove portions (234' +/-) of the sidewalk and two crosswalks on the west side of Commerce Drive from its intersection with Marlboro Avenue north to the northern Dicks Sporting Goods property line. A smaller section of sidewalk to the rear of the building has been removed. Mr. Stagg explained that the sidewalk, ADA sidewalk ramps and striped crosswalks at both the Dicks Sporting Goods main parking lot entrance and the rear service driveway do not currently comply with the ADA requirements nor do they provide a satisfactory vehicular entrance transition into the parking lot. The Dicks Sporting Goods building has direct ADA access from Marlboro Avenue via the central pedestrian promenade through the parking field directly to the front door. ADA access on Commerce Drive will be maintained on the north side of the parking lot entrance drive. Pedestrian and ADA users from the west (Harris Teeter, BJ's, QHS and ultimately Easton Village direction) can easily access Dick's through the central promenade. Pedestrian and ADA users from the south (Target), south (Sleepy's) and north (Commerce Drive Business Park) can easily access the site via the Commerce Drive crossing and sidewalk to the building, or cross Commerce to the Marlboro Avenue central promenade access. Upon motion of Mr. Hilderbrandt, seconded by Mr. Dell the Commission voted 4-0 to approve the sidewalk waiver as requested.

The next item was from staff regarding a Text Amendment to create land use classification for **ground mounted solar panels in the I1 and Commercial Zoning District.** Mr. Ewing explained at the last meeting the staff and Commission discussed ground mounted solar panels. The Staff has drafted an Ordinance pertaining to ground mounted solar panels. Upon motion of Mr. Atwood, seconded by Mr. Dell the Commission voted 4-0 to approve the draft Ordinance as submitted subject to removing the specific language regarding the 25' setback.

The next item from staff was a Text Amendment to create land use classification for **crematoriums**. The Commission had no concerns with the Ordinance as written. Upon motion of Mr. Atwood, seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the draft Ordinance as written.

The next item from Staff regarding a POD. Mr. Thomas received a request from a homeowner who wishes to install a POD on their property for longer than the permitted 30 days. The homeowner would like to install the POD from now until next July. They would like the POD to store items that will be used for a yard sale and then use the funds to send her granddaughter to Italy for a school trip. The Commission felt that more information was necessary. The Commission voted unanimously to table the request for more information.

The next item was from staff and involved a reconsideration of the Commission's recommendation with regards to the appropriate zoning classification for the proposed **Aphena Pharma Solutions Annexation** reviewed at the December meeting. Mr. Thomas explained that at the December meeting, it was pointed out that really either the I-1 district or the I district makes sense as the rest of the Industrial Park is currently zoned I-1 and has been identified as appropriate as I when we transition from I-1 and I-2 to I and BC with the adoption of the new Zoning Ordinance. In December we thought that perhaps so as to not create one parcel that was zoned differently than the rest (albeit for a short period), it made more sense for Aphena to be I-1. Since that time, the Town Planner and Town Attorney have been working with the County with regards to obtaining a waiver to their objection to the Zoning. It now seems to make more sense to classify Aphena as we ultimately envision it being zoned, I, so as to only have to seek this waiver once, rather than twice. Upon the motion of Ms. Renshaw, seconded by Mr. Hilderbrandt, the Commission voted 4-0 to revise their previous recommendation for the zoning of the Aphena properties to Industrial (I).

The next item staff was continued discussion concerning possible revision to the **PUD regulations**. Mr. Thomas explained he would like to discuss possible revisions to the PUD process/regulations. He stated he is somewhat unclear as to what the issue is with regards to the PUD. Originally, it was posed as a question of whether the PUD gives us the kind of development we say that we want in, for example, the Comprehensive Plan. The supposition was that it does not. Mr. Thomas feels as though the PUD does the best job of doing so of any of our development processes and the real area that we fall short is in our conventional or by-right processes (i.e. Subdivision and Site Plan review). Mr. Thomas stated if this is the case, then rather than the PUD, the Commission should focus their energies on fixing things like Supplemental Standards for specific uses, Landscaping Regulations, Design Guidelines and perhaps Sign and Street Design Regulations. Due to Mr. Tettelbaum being absent from the meeting the Commission decided to wait and further discussed the PUD regulations and their next meeting when Mr. Tettelbaum is present.

There being no further business the meeting was adjourned at 2:50 p.m. by motion of Mr. Dell seconded by Mr. Hilderbrandt,

Respectfully submitted,

Stacie S. Rice Planning Secretary