

MINUTES OF THE  
June 18, 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 April 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 **8730 Ocean Gateway**. Mr. Chiu is before the Commission with a parking waiver request. Mr. Chiu has purchased the property for the use of a winery. He produces, bottles and sells his own wine. He stated that the front of the building would be used for retail and the rear of the building would be used for the manufacturing of the wine. He will have a tasting room as well. The tasting room would initially be open Saturday and Sundays and eventually open Tuesday through Sunday. The Zoning Ordinance requires 17 off-street parking spaces for this use, by Mr. Chiu's calculations. The actual number of spaces available on-site is 11. Mr. Chiu feels that 11 parking spaces will be adequate. Upon motion of Mr. Bone seconded by Mr. Dell the Commission voted 4-0 to approve the waiver request.

The next item on the agenda was **8977 Mistletoe Drive** requesting sketch site plan review for an 11,200 square foot automotive repair building. Mr. Regino, owner, was at the meeting. Mr. Regino stated that the property currently has an existing structure and use onsite consisting of the same auto repair use. Once the new building is constructed, the applicant will re-locate the Auto Repair business into the proposed building. The existing structure will house an auto parts dealer identified as warehouse/wholesale, a permitted use in the BC zoning district. The applicant has addressed all of the sketch plan requirements. The proposed architecture complies with the recommended Design Principles as set forth in the Comprehensive Plan. Upon motion of Mr. Bone, seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the sketch site plan as submitted and defer a decision on the sidewalk waiver until a later date.

The next item on the agenda was **Lot 8, Easton Technology Center**. Bill Stagg, on behalf of Sugarplum Tent Co., was present at the meeting. The applicant is requesting sketch site plan review to construct a 6,000 square foot building consisting of 5,400 square foot warehouse and 600 square foot office space. The property is located in the I-1 Zoning District. All site plan requirements have been met. The proposed architecture is consistent with the Technology Center as well as the Design Principles as set forth in the Comprehensive Plan. The Commission discussed the sidewalk deferral at length. Upon motion of Mr. Bone, seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the sketch site plan as submitted and defer a decision on the sidewalk waiver until a later date.

The next item on the agenda was **22 Plum Street**. Bill Stagg with Lane Engineering and Randy Walbridge, Owner were present at the meeting. They are proposing a Planned Unit Development (PUD) Amendment to increase the overall density from 5 residential units to 7 residential units. The Plum Street apartments were approved by the Town Council and Mayor with PUD Ordinance #481 and became effective March 2005. At that time a multi-family dwelling with five residential units for rent were built. The only public comment was from Peggy Ford, who lives directly across the street from the Plum Street Apartments. She spoke about the existing units, parking and the proposed sidewalk. She feels the sidewalk is not necessary and complimented Mr. Walbridge on the apartments. Mr. Walbridge stated there is a small parking area for the residents to use. Off Street parking is also available. Upon motion of Mr. Hilderbrandt, seconded by Mr. Dell the Commission voted 4-0 to approve the PUD Amendment, finding it consistent with the Comprehensive Plan and to forward a favorable recommendation to the Town Council. No decision was made on the sidewalk.

The next item on the agenda was **106 W. Earle Avenue**. Mr. Ryan Showalter with Miles & Stockbridge was present at the meeting. Candle Light Cove (originally Colonial Manor Home's) Assisted Living Facility was approved by the Council and Mayor with Ordinance #369 and became effective on March 16, 1998 to construct 64 "assisted living" residential units. The applicant constructed approximately 30 units as part of phase I in 2001. The project received site plan approval in fall 2014 to construct 34 new units in phase II which included a modification to the building (considered a non-material change). Mr. Showalter stated he is requesting a modification to PUD condition # 9 (a) specified in PUD ordinance #369 to remove the requirement for construction traffic to use the gravel road. Condition # 9 (a) states, "*All construction traffic and all commercial and staff traffic after construction has been completed should enter and exit the Property by means of the gravel road connection to South Washington Street and not through Earle Avenue. The Applicant may construct an entrance to Earle Avenue as part of the construction process but this entrance will be blocked off by an appropriate traffic barrier until the construction of the first phase of the project is 95% complete. When subsequent phases are built, appropriate temporary signage on South Washington Street shall direct construction traffic to the gravel road. The Town Planner shall determine the appropriateness of any signage.*" Mr. Showalter stated that the developer wants all construction traffic to use Earle Avenue. Upon motion of Mr. Bone, seconded by Mr. Hilderbrandt the Commission voted 4-0 to waive the requirement of access being on the gravel road.

The next item was from staff concerning a sidewalk waiver for **Temple B'Nai Israel**. The Commission discussed whether a waiver, deferral or fee-in-lieu of would be appropriate for this site. The Commission decided to defer the sidewalk (enforced by the Town Planner) until such time development occurs adjacent to the Temple property. At that time the Temple is required to construct sidewalks along all frontages except Route 322.

The next item was **Zoning Ordinance Amendments**. Mr. Thomas discussed with the Commission his list of amendments. Mr. Thomas asked the Commission to consider a few specific issues that he would like to address more expeditiously. *The Proposed Uses in the BC Zoning District, Supplemental Standard specifying setbacks for swimming pools, Agriculture and Agriculturally-related uses.* The Commission discussed each of these at length and provided Mr. Thomas with language/suggestions for moving forward.

Mr. Thomas provided the Commission with the **Annual Report** and asked the Commission to review their biographies and if changes are needed to let him know. Mr. Thomas explained the final document will be sent to the State (MD Department of Planning) with a copy filed with the Town Council. Upon motion of Mr. Dell seconded by Mr. Hilderbrandt the Commission voted 4-0 to approve the Annual Report.

There being no further business the meeting was adjourned at 3:20 p.m. by motion of Mr. Bone seconded by Mr. Dell.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary