

MINUTES OF THE
November 19, 2015 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Talbot Bone, Don Cochran and William Frost.

Members Absent: Terry Dell.

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

The Commission did not have any minutes to review/approve.

The first item on the agenda was **411 Needwood Avenue**. John Hines part owner in Chesapeake Elite Sports stated he is before the Commission with a request for a parking waiver. He stated that he was unaware that a parking waiver would be required. He stated he was in no way trying to hide their business from the Town of Easton. He stated he is leasing the building from Tim Miller. The space in the past was used for a welding/machine shop and was in disrepair on the outside. He stated that his business has put money into the exterior of the building to make it more aesthetically pleasing. He stated the property is located within the PRD (Planned Development District). He stated that his business has grown from meeting at the YMCA to needing a larger space. The applicant does not feel he has a parking problem. Within a 180 days he could get the Town to repair the sidewalks that are in major disrepair. He is also planning, assuming he is granted a parking waiver they plan to do landscaping. Mr. Hines provided the Commission with a site plan which depicts a parking layout. There is a parking requirement of 48 spaces. They are requesting a waiver of 38.

Tim Miller, Managing member of 311 Needwood Avenue - Explained there has been a number of tenants. He stated that he was aware of everything that Chesapeake Elite Sports was doing to the building. He stated that he is pleased that it is now a recreational home for children in the area.

David Carouge, 311 Needwood Avenue, adjacent property owner provided the Commission with pictures showing participants for Chesapeake Elite parking all over the street. He is concerned about the amount of cars that are visiting the site. He stated that he has been counting the amount of vehicles traveling the street. He stated that the neighborhood was quiet prior to this business opening.

Brandy Gavin, Shirley Drive – She stated that her daughter is park of CES and her son does Cross Fit which meets at the same time as CES. She drops her children off and comes back to get them. Four trips on the street. Also stated that the business is located within a Commercial district.

Jennifer Kennedy-Hines, Owner of Chesapeake Elite Sports. She stated that they have outgrown their use of the YMCA and found the Needwood site which has been a perfect facility for their business. They classes are always staggered. She stated that they have two people who assist the children with getting to their adult pick up. She stated she is open to ideas to make the process better for parking,

Elizabeth Fink with Fink, Whitten & Associates - Explained that her daughter also takes ballet from Chesapeake Elite Sports, LLC. She stated that the property is Zoned I1. She listed a few of the uses that could operate at this site. She stated that she easily parks on Needwood during her daughter's ballet. She stated that Chesapeake Elite Sports leases 4,000 square feet of the building. She praised the owners for their hard work and dedications to the children

Josephina Price – August Street – Stated that she used to live at 308 Needwood Avenue and stated that there used be cars that lined the streets of Needwood.

Kiersten Mueller – Owner of Cross Fit Nation. She stated that she likes to park on the street so her clients can park in parking lot. She stated she is open during the evening.

Jen Wagner, 215 Madison in St. Michaels, downtown business owner. Much more chaotic at the YMCA. She stated that the new business owners notified them they are located in a neighborhood and asked them to be aware of that. No parking issues.

Courney Shin – Owner of the property, Husband Gordon Lee also owner who could not be present at the meeting. She stated that she also parks on the street to allow the parents to park in the parking lot. She stated that she keeps in close contact with all the parents to make sure the parking, drop off etc. is safely done.

Melissa Mueller – Kington Rd., - stated she has a large vehicle and does not have a problem finding a place to park.

Kristina Butler – She has never experienced a parking problem and has never had to double park.

Barbara Starkey, 309 Needwood – lived at this location for 20 years. Normal traffic during the day. The volume of cars and people is crazy. Stated there are small children outside alone. Stated there are people and cars everywhere. Cars parked on Higgins Street. Total amount of traffic is crazy.

Kelly Carouge, 311 Needwood Avenue – Lived there for 3 ½ years. Significant change in her life style. Feels as though it is a safety issue. Children are at risk. She hopes that the owner can come up with a solution to the parking/drop off. She stated there are children in the streets in the dark. She thought an organized drop off would be a big help. Mr. Carouge feels as though an organized parking drop off would be helpful. Feels like the Commission should hold off on making a decision until a formal plan is submitted showing the new traffic arrangement.

Upon motion of Mr. Tettelbaum, seconded by Mr. Cochran the commission voted 4-0 to approve the waiver of 38 parking spaces. The application was conditioned on the applicant providing a detailed parking (pick-up/drop-off) plan, sidewalk repair and landscaping.

The next item was the **RTC Master Plan**. Kathy Garcia on behalf of Friends of Easton Dog Park was before the Commission with a request for a dog park located at the RTC park. The location of the dog park would be near the Talbot County Board of Education building. They would like the park closer to parking and to water source. Lorraine Gould, Director of the Town Parks and Recreation Department was present at the meeting and explained to the Commission the Town's role in the park. Mr. Tettelbaum

explained that he would like a formal presentation by the Friends of the Dog Park/Parks & Recreation department regarding the future park.

The next item was **130-142 N. Harrison Street, Historic District Boundary Revision Request**. Mike Pullen, Attorney for Talbot County was present at the meeting. Mr. Pullen explained he was before the Commission at their October meeting where he discussed the request to remove 130-142 N. Harrison Street from the Historic District.

Upon motion of Mr. Bone seconded by Mr. Frost the Commission voted 4-0 to forward a favorable recommendation to the Town Council to remove the two properties from the Historic District.

The next item was from staff concerning **Zoning Ordinance Text Amendment for Ground Mounted Solar Panels**. Mr. Ewing explained that this item was before the Commission at their October meeting. At that time the Commission asked for formal legislation. Upon motion of Mr. Bone, seconded by Mr. Cochran the Commission voted 4-0 to approve the Zoning Ordinance Amendment for Solar Panels and forward a favorable recommendation to the Town Council.

The next item was from staff concerning **Donation Boxes** that are located around the Town of Easton. Mr. Silverstein, Councilman expressed his concerns to the Planning Staff regarding the amount of donation boxes located around Easton. Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 4-0 to approve the amendment as presented.

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

Respectfully submitted,

Stacie S. Rice
Planning Secretary