

## May 19, 2016 Meeting of the Easton Planning & Zoning Commission

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

Members Absent: Don Cochran and Terry Dell.

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

Upon motion of Mr. Frost, seconded by Mr. Bone the Commission voted 3-0 to approve the April minutes as written.

The first item on the agenda was **Tuckahoe Hardwoods** (8685 Commerce Drive) requesting a parking waiver and review of building elevations. Johnny Dent, Owner of Tuckahoe Hardwoods and Elizabeth Fink, Whitten & Associates were present at the meeting. Mr. Dent explained he is constructing a 4, 710 square foot storage/warehouse building. This project is not subject to sketch site plan review as the proposed building does not exceed 5,000 square feet of floor area. Mr. Dent explained he is requesting a parking waiver of 8 spaces. Upon motion of Mr. Bone, seconded by Mr. Frost the Commission voted 3-0 to approve the parking waiver as requested. The Commission discussed the architecture and proposed landscaping for the site. Upon motion of Mr. Bone seconded by Mr. Frost, the Commission voted 3-0 to approve the architectural elevations as submitted and subject to the applicant working with staff to enhance vegetative screening from Easton Parkway.

The next item on the agenda was **Storm Water Management Improvements in a non-critical area stream buffer**. The applicant is requesting authorization from the Planning Commission to impact a non-critical area stream buffer to construct stormwater management improvements. Mr. VanEmburch stated they are proposing to add “armor rock spillway” associated with the SWM feature 70’ from the stream. Upon motion of Mr. Bone seconded by Mr. Frost, the Commission voted 3-0 to approve the SWM feature as submitted and subject to the applicant complying with the 100 Year Flood Plain Regulations.

The next item was from staff concerning **Proposed Zoning Ordinance Amendment for Sidewalks**. Mr. Thomas explained that following much discussion concerning sidewalks in recent meetings and the Commission’s desire to revise the language relating to the provision of sidewalks as prescribed in the Zoning Ordinance, the staff met to propose a possible amendment to that language. The commission discussed at length the issue of sidewalks and when and where sidewalks should be required throughout the Town. At the conclusion of this discussion the Commission indicated that they would like to consider the issue and revisit at a future meeting.

The next item also from staff was **Comprehensive Plan Mid-Cycle Review**. Mr. Thomas explained that when State Planning legislation changed the time period in which Comprehensive Plans are to be considered for updating from six to ten years, they also enacted a requirement that after five years (i.e. Mid-Cycle) jurisdictions are required to examine their Plans to determine whether or not they ought to be updated before the expiration of that timeframe.

Mr. Thomas suggested that there is at least one item that does require the Plan to be updated sooner than the 10 year cycle and that is the Sewer Tier Maps that the Town adopted per State mandates in 2012. That law required these Maps to be incorporated into the jurisdiction's Comp Plan by the next Plan Update, which at that time was 2016. Maryland Department of Planning has interpreted the requirement to remain at 2016 rather than to transition the new deadline. Thus, the Town is obligated to make this Comp Plan Amendment. Mr. Thomas further suggested that although there certainly are issues that will be important to discuss and evaluate when the next Plan Update occurs, in his opinion those can wait until the next scheduled Update in 2023. The Commission was in agreement with this suggestion. Mr. Thomas indicated that they will formally make this finding as part of their Annual Report (to be presented in June) and the actual amendment will occur sometime later this year.

There being no further business the meeting was adjourned at 2:10 p.m. by motion of Mr. Bone, seconded by Mr. Frost.

**Respectfully submitted,**