

MINUTES OF THE  
January 19, 2017 Meeting of the  
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Don Cochran, Bill Frost and Paul Weber.

Members Absent: Tal Bone.

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

The Commission voted unanimously to approve the December minutes as revised.

The first item of business was the Election of the 2017 Officers. Upon motion of Mr. Cochran seconded by Mr. Weber the Commission voted 4-0 to Elect Mr. Tettelbaum as Chairman. Upon motion of Mr. Frost seconded by Mr. Cochran the Commission voted 4-0 to appoint Mr. Bone as Vice Chairman.

The next item on the agenda was **Michael's Crafts** requesting a sketch site plan review for a 16,860 square foot Michael's Crafts. Pete Clelland with BET Investments and Wayde Barnhardt with Lane Engineering were present at the meeting. Mr. Clelland explained they are back before the Commission with revised architecture. He stated they have modified the architecture to address Planning Commission and Staff concerns. The site plan has not changed. Mr. Clelland explained they have added a mansard roof and display windows along the street frontages. The Commission felt as though the architecture didn't meet the guidelines for the overall PUD. They stated that the architecture doesn't provide any character and therefore felt it didn't fit in the Waterside Village Development (as proposed). Mr. Weber stated that Marlboro Avenue is the entrance to Waterside Village and felt the architecture needed to fit in with the rest of the development. The applicant is to revise the architecture and come back to the Commission at their February meeting.

The next item on the agenda was **Lot 2 B Mistletoe Drive** requesting sketch site plan review to construct a 13,500 square foot office/warehouse building. Wayde Barnhardt with Lane Engineering and Steve Hershey, Owner were present at the meeting. Mr. Barnhardt explained that the proposed building will be placed on a 1.221 acre site. The building will consist of a two-story office space of 3,000 square feet and a one-story warehouse space of 10,500 square feet. Mr. Barnhardt stated that the proposed office building would have a stone water table with hardi-plank siding. Proposed warehouse to be metal. The Staff felt as though the proposed architecture is consistent with other buildings in the area. Landscaping and Storm Water Management has been addressed. Mr. Hershey stated that the dumpster pad will be screened with a fence and landscaping. Proposed fence would be a 6' chain-link with vinyl inserts. The Commission briefly discussed parking. Mr. Hershey stated he

has more than adequate amount of parking. He stated he operates a construction/real estate management company. Building and warehouse will be used for his use only. He stated he has no plans to lease/rent the space. He stated that customers generally don't come to the building and he no retail sales. He stated there is an area at the rear of the property that could be used for parking if need be. Upon motion of Mr. Weber seconded by Mr. Frost the Commission voted 4-0 to approve the application as submitted.

The next item on the agenda was **Easton Village** requesting proposed revision to Approved Pattern Book for Easton Village. Ryan Showalter and Mike Burlbaugh were present at the meeting. Mr. Showalter explained they are back before the Commission to discuss the proposed modification to the architecture in Easton Village. Mr. Showalter explained that at the December Planning Commission meeting they provided architectural materials for the Commission to review. He stated they are looking for approval of the narrative provided by the applicant titled "2016 Easton Village Pattern Book Amendments Approved by Easton Planning Commission". The Applicant proposes to amend the narrative further by adding the use of stone to item numbers 1 and 2 (foundation and vertical surface of a front stoop). Christine Dayton, Architect voiced concerns over certain materials noted in the specifications and exhibits depicting improper installation of materials. The applicant stated they would address these concerns with revised documents. Mr. Burlbaugh provided the Commission with a copy of the "Easton Village Sidewalk Exhibit" dated January 19, 2017. This document depicts the areas that are permitted to have concrete lead walks and sidewalks and those that shall receive special treatment in the nature of exposed aggregate concrete sidewalks and brick accents. There was no public comment. Upon motion of Mr. Weber seconded by Mr. Frost the Commission voted 4-0 to approve with the said minor amendments being circulated via e-mail.

Additionally Staff raised a concern regarding the Pattern Book and fence specifications. Mr. Ewing stated that the Pattern Book and Zoning Ordinance have contradictory statements regarding fence height and location in the front yard and is hoping the Planning Commission could provide clarity. Specifically, the question is whether or not the Pattern Book standard that allows a 6' fence to be located in a front yard (corner lot side yard) as long as it does not project beyond the front plane of the house is applicable rather than the Zoning Ordinance standard since this is a PUD. After a lengthy discussion with the Town Attorney concerning the Commission's role and authority the Commission voted 4-0 to approve the request subject to the applicant revising the Pattern Book to be consistent.

There being no further business the meeting was adjourned at 3:25 p.m. by motion of Mr. Cochran seconded by Mr. Frost.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary