

MINUTES OF THE
March 22, 2018 Meeting of the
Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum, Chairman, Don Cochran, Paul Weber, Vicky McAndrews and Jake Laureska, Alternate

Members Absent: Talbot Bone.

Staff Present: Lynn Thomas, Town Planner, Stacie Rice, Administrator, Sierra Crist, Current Planner and Sharon VanEmburch, Town Attorney.

The Commission voted unanimously to approve the February minutes as written.

The first item on the agenda was **MXW Workshop/Discussion**. Mr. Tettelbaum explained the Staff is still awaiting feedback from Chris Jakubiak who was unable to attend today's meeting. The Staff scheduled a MXW Workshop for Thursday, April 12th at 1:00 p.m. Tim Miller who owns property on Port Street was present at the meeting. Mr. Tettelbaum explained to Mr. Miller that the Town Planning Commission had met with two members of the Talbot County Planning Commission at which time the County suggested that a portion of Mr. Miller's property be all commercial and no residential. Mr. Miller stated that although he has no plans at this time to construct residential he does not want to limit himself to only commercial development.

The next item discussed was **Possible Zoning Ordinance Amendments**. The Commission discussed three potential Zoning Ordinance Amendments. The first two deal with alcoholic-beverage-related uses. In December the Commission discussed revising the regulations relating to Craft Beverage production, which is currently handled through a combination of Winery, Microbrewery and Brew Pub standards. Mr. Thomas is proposing to simplify those regulations into one "craft beverage production establishment" and expand that definition to cover more things than just the brewing of beer or wine.

The second request is from Zach Smith on behalf of Paul Prager, who has requested an amendment to add a use "wine bistro" to permit the sale of wine both on and off-premises, with light food service. Mr. Smith provided a definition to the staff and suggested the use be permitted by right in the CR Zoning District, and suggested one supplemental standard which would require that light food service be available during all times when wine is served for consumption on-premises. *The Commission suggested that the use be allowed in the CR, CG and MXW Zoning Districts.*

The third amendment was the rewriting the PUD article. Mr. Thomas provided the Commission with a draft of the section, showing proposed changes to the existing language. Mr. Thomas has created three PUD sub-districts: a PUD-General, PUD-Infill, and PUD-Redevelopment. Mr. Thomas has also proposed some changes to the process and the Amendment sections.

The Commission briefly discussed the existing **Architectural Standards** and the need to revise them or re-create altogether. Mr. Laureska offered to create a scope of work for the updating the standards.

There being no further business the meeting was adjourned at 2:20 p.m. by motion of Mr. Cochran seconded by Mr. Weber.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary