

MINUTES OF THE
May 17, 2018 Meeting of the
Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum, Chairman, Don Cochran, Vice Chairman, Talbot Bone, Paul Weber and Vicky McAndrews.

Members Absent:

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

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

The first item on the agenda was **JDoliver, LLC** requesting sketch site plan review for a 27, 300 square foot truck repair center. Property is located at 9433 Ocean Gateway and is Zoned CG. Mr. Showalter on behalf of the owner is requesting approval of the site sketch plan for a parcel that was recently annexed into the Town. The Commission noted that due to the timing of the resubmitted Site Plan, the staff did not have sufficient time to review it. Therefore, today's review should be considered a discussion item and will offer the applicant the opportunity to informally hear Commission concerns with the site plan. The parcel received a special exception for the use of Automotive Repair at the time of annexation to permit the existing building to operate as it was. The applicant received an amendment to that special exception in April 2018 to permit the existing building to be demolished and reconstructed. Proposed building would have ten (10) bays and would be used for service and maintenance of large vehicles. Mr. Showalter stated that they have little need for storage. The architect stated that the proposed building would be a pre-engineered metal building with a number of windows. The applicant stated the business will need to remain in operation during the construction of the new building. After the new building is complete they will demolish the existing building. The Commission requested the applicant return at the next meeting after parking and landscaping calculations were clarified. The Planning Commission also requested the applicant review and revise their architecture to accommodate the direction the Commission provided.

The next item discussed was Possible Zoning Ordinance Amendment to Revise Standards Related to the use "**Granny Flat**". Mr. Thomas explained that the Board of Zoning Appeals heard a Special Exception request for a Granny Flat for property located at 233 South Hanson Street. The Board received a fair amount of correspondence in advance of the Hearing opposing the application and there was testimony at the Hearing, urging them to deny the request. Ultimately the Board approved the request by a 2-1 vote. Two of the opponents then contacted the Mayor to complain about the decision. The heart of the argument against this use is that in the Historic District, Granny Flats will somehow diminish the quality of the neighborhood and negatively impact property values. They also state that the term for this use "Granny Flat" is misleading because one naturally assumes that it is reserved for a family member. As a result of this meeting with the Mayor, he asked that the Commission look at this use and consider whether or not the way in which we regulate it ought to be changed in any way. Mr. Tettelbaum had no issues with the current standard, but suggested the staff look into changing the name "Granny Flat" to something else. Mr. Thomas explained unless the Commission felt this needed to be an amendment to the Ordinance, it will be modified during the complete Zoning update which will occur later this year.

There being no further business the meeting was adjourned at 2:55 p.m. by motion of Mr. Cochran seconded by Mr. Weber.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary