

1 MINUTES OF THE

2
3 February 16, 2006

4
5 Planning & Zoning Commission

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7 Members Present: John Atwood, Chairman, and members Dan Swann, and Linda
8 Cheezum.

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10 Members Absent: Tom Moore.

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12 Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas,
13 Long Ranger Planner, and Stacie Rice, Planning Secretary.

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15 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
16 1:00 p.m. The first order of business was the approval of the January 19th minutes. Upon
17 motion of Mr. Swann, seconded by Mrs. Cheezum, the Commission voted 3-0 to approve
18 the January minutes.

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20 The first item discussed was **Wawa, Inc.** requesting an amendment to existing site
21 plan for a convenience store with gasoline sales. The revisions include the reduction of
22 entrances onto Choptank Avenue to one entrance and the addition of an 8 foot privacy
23 fence and additional landscaping. Upon explanation of the applicant the Carroll's Addition
24 neighborhood made a presentation that opposed any access onto Choptank Avenue. Tom
25 Alspach representing some neighbors explained that a recent court case *Remes v. Montgomery*
26 *County* may have an impact on this site plan and not allow the use as submitted. The
27 Planning Commission met in closed session with the Town Attorney and determined that no
28 decision would be made until the applicant's attorney had an opportunity to respond to Mr.
29 Alspach's comments.

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31 The next item discussed was **8209 Ocean Gateway** requesting a parking waiver and
32 special exception recommendation for a Sonic drive-in restaurant. This application is for a
33 1,483 square foot fast food restaurant. The Commission determined that the restaurant was a
34 compatible use. Upon motion of Mr. Swann, seconded by Mr. Atwood, the Commission
35 voted 2-1 (Mrs. Cheezum) opposed to forward a favorable recommendation to the Board of
36 Zoning Appeals and a waiver of 5 parking spaces. The Commissions' motion was
37 conditioned on the applicant returning with revised architecture.

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39 The next item was **Lots 53/54 Easton Technology Center** requesting sketch site
40 plan review for 41,475 square feet of flex space. This application is for 3 buildings on 2 lots
41 at the Easton Technology Center. The applicant is proposing 12,442 square feet of office
42 and 29,032 square feet of warehouse. The total site is approximately 4.5 acres. Proposed
43 architecture will be brick veneer base with efs on the upper portions of the walls.
44 Landscaping meets the minimum standards of the Zoning Ordinance. The site plan indicates
45 80 parking spaces. The applicant is proposing one free standing sign. Upon motion of Mr.
46 Swann, seconded by Mr. Atwood, the Commission voted 3-0 to approve the site plan and
47 the Commission was in favor of a special exception recommendation for multiple use.

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Planning & Zoning Minutes
Page 2
February 16, 2006

The next item was from staff concerning **Waterside Village** preliminary site plan. The applicants Michael Clemmer, and Michael Markman, requested that the Commission approve the site plan subject to the Town Planner determining that all town standards have been met. Upon motion of Mrs. Cheezum, seconded by Mr. Swann, the Commission voted 3-0 to authorize the Town Planner to sign the preliminary plat. Also discussed was the architecture for the proposed **Target Store**. The staff reviewed the architectural renderings and determined that the architecture was not similar to that submitted by Remco. Douglas Bartolomeo, architect for Target presented his elevations to the Commission. The Commission determined that the architecture was not compatible to that earlier approved and made some suggestions to the architect. He is to come back before the Commission with revised architecture.

The next item discussed was **114 Bay Street**. The applicant's agent, Bill Stagg requested that the project be permitted to be built in phases. Mr. Stagg presented elevations and drawings indicating the proposed phasing. The Commission determined that Mr. Stagg's proposal was acceptable.

There being no further business the meeting was adjourned at 5:50 p.m. by motion of Mr. Atwood, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice
Planning & Zoning Secretary