

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

MINUTES OF THE  
June 15, 2006  
Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members Dan Swann, Linda Cheezum, Tom Moore and Steve Periconi.

Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Ranger Planner, and Stacie Rice, Planning Secretary.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the May 18<sup>th</sup> minutes. Upon motion of Mr. Swann, seconded by Mrs. Cheezum, the Commission voted 5-0 to approve the May minutes.

The first item discussed was **Lakeland's at Easton, LLC** requesting an amendment to the Lakeland's PUD including replacement of building architecture, adjustment of lot sizes to accommodate new building plans, addition of entrance feature landscaping and addition of community pool. Mr. John Murray, with Miles & Stockbridge, Kevin Shearon, with DMS & Associates and Jim Roland with Lennar Corporation were present at the meeting. The original developer Cherrywood Development, has sold the 143 unit townhouse project to Lakeland's at Easton, LLC. Lennar Homes is replacing Cherrywood as the builder. The new owners would like to change the previously approved architecture and other changes. After much discussion the Commission voted 3-2 to determine the changes major and to send the project to the Town Council for their review with a favorable recommendation.

The next item discussed was abandonment of street rights-of-way for **Ashby Lane**. Mr. Douglas Collison on behalf of Carl Wooters, are seeking acquisition of Ashby Lane west of Glebe Road. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 4-1 (Mrs. Cheezum opposed) to recommend to the Town Council abandonment of the right-of-way between lots 9 & 10. The recommendation conditioned the vacation upon the recordation of the Ashby Commons subdivision in order to establish a new access to Glebe Alley.

Next on the agenda was a workshop between the Planning Commission and the Talbot County Planning Commission to discuss inter jurisdictional **countryside preservation program**. The County Planning Commission and staff updated the Commission on the County's plan for agricultural preservation and inter jurisdictional TDR program. The Commission indicated there support for these initiative and pledged to work cooperatively with the Talbot County Planning Commission.

The next item was from staff concerning **Dixon Square** final plats. Mr. Hamilton passed out copies of the final plat for Dixon Square subdivision and asked the Commission to approve subject to staff review. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 5-0 to authorize the Chairman to sign the final plat once they are in order.

5 The item was from staff concerning a discussion of the **Zoning Ordinance Section**  
6 **110, Rules for interpreting district boundary lines.** The Commission discussed Mr.  
7 Moore's concern about Section 110 G of the Zoning Ordinance which addresses how to  
8 apply zoning classifications for situations where a lot of one acre or less is divided by a  
9 zoning line and 50% or more of the lot is classified in the more intense classification. The  
10 staff presented a map depicting the number of places in Town where this situation is  
11 believed to exist. There were only four. After seeing how few instances this applied and  
12 based on the fact that the Commission, through the new Zoning Ordinance, now has new  
13 property-owner notification requirements in place, the Commission decided to take no  
14 action to amend Section 110 G or the Zoning Map at this time.  
15

16 There being no further business the meeting was adjourned at 3:10 p.m. by motion  
17 of Mr. Swann, seconded by Mr. Periconi.  
18

19 Respectfully submitted,  
20

21  
22 Stacie S. Rice  
23 Planning & Zoning Secretary  
24  
25  
26  
27  
28  
29  
30  
31