

# MINUTES OF THE

July 21, 2005

## Planning & Zoning Commission

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

Members Absent: None.

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

Staff Absent: None.

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 June 16<sup>th</sup> minutes. Upon motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 5-0 to approve the June minutes.

The next item was discussed was **204 Pennsylvania Avenue** requesting revised PRD (Planned Re Development) review for 38 attached single family units. The project is on 3.04 acres located north of Cherry Street between the rail trail and Dixon Street. The Commission previously reviewed this at their April 2005 meeting; however no vote was taken at that time. The applicant's agent, Bill Stagg, explained that they have revised the plans to address the Commission's comments. Mr. Stagg explained that the rear architecture has been modified to add two dormer windows on three of the six units. The site plan now indicates three links to the rail trail. Mr. Glass stated he had some minor traffic concerns, which he will work out with the developer. Upon motion of Mr. Brownawell, seconded by Mr. Swann the Commission voted 5-0 to approve the PRD infill project, with the understanding that the Town Engineer and Town Staff will work out all traffic issues with the developer.

The next item discussed was **Easton Airport** requesting site plan review for a 6,400 square foot airplane hangar. Mr. Kevin Shearon, of DMS & Associates, agent explained that the proposed hangar is to be 80' x 80'. The site plan indicates a proposed paved apron connecting to the existing taxi-way and proposed gravel parking for seven parking spaces. He stated that landscaping isn't usually required due to birds being a nuisance to the airport. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 5-0 to approve the sketch site plan.

The next item discussed by the Commission was **15 S. Hanson Street** requesting PRD (Planned Re Development) review for a mixed use project consisting of two residential units and an office with parking for six vehicles. This application is for a PR review for an existing 2,400 square foot structure located at the southwest corner of Hanson Street and South Lane, across from the Talbot County Health Department and behind the Post Office

parking lot. Upon discovering the existence of a special exception granted in 1995 which approved office use for the entire building the applicant withdrew the PRD request. Mr. Stagg stated that he will work out the parking issues with the Town Staff.

The next item was from staff concerning a parking waiver for **8058 Ocean Gateway (Hampton Inn site)**. The applicant, Larry Davis of Champion LLD who was not present at the meeting has requested a waiver of 33 parking spaces to facilitate a 6,300 square foot pizza hut. Upon motion of Mr. Swann, seconded by Mr. Atwood the Commission voted 5-0 to approve the parking waiver request.

There being no further business the meeting was adjourned at 1:55 p.m. by motion of Mr. Swann, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice  
Planning & Zoning Secretary