

1 MINUTES OF THE

2
3 November 16, 2006 Meeting of the

4
5 Easton Planning & Zoning Commission

6
7 Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann,
8 Tom Moore, and Steve Periconi.

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10 Members Absent: None.

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

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15 Staff Absent: None.

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17 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
18 1:00 p.m. The first order of business was the approval of the minutes of the Commission's
19 meeting of October 19, 2006. Upon motion of Mr. Swann, seconded by Mr. Moore, the
20 Commission voted 5-0 to approve the October minutes.

21
22 The first item on the agenda was **324 Commerce Drive**. The applicant is requesting
23 sketch site plan review for a 7,960 square foot, 2 story office building and bank. The
24 applicant's agent, Bill Stagg, and architect Jon Braithwaite were present at the meeting. Mr.
25 Stagg explained that this application is for one building on lot 30 Commerce Drive, and is
26 currently unimproved. The proposed building is very similar to the building that was
27 previously approved at this site. Mr. Stagg explained he is proposing 33 parking spaces, 40
28 are required therefore, he is asking for a waiver of 7 parking spaces. Jon Braithwaite,
29 architect explained that the building would be 30 feet tall, and will be compatible with the
30 neighborhood. Some of the Commission members felt as though 33 parking spaces would
31 not be adequate for a bank, and real estate office. Upon motion of Mr. Moore, seconded by
32 Mr. Swann, the Commission voted 3-2 (Mr. Moore, and Mrs. Cheezum opposed) to approve
33 the sketch site plan as submitted, with a waiver of 7 parking spaces, and a favorable
34 recommendation to the Board of Zoning Appeals for a Special Exception.

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36 The next item was **601 S. Washington Street** requesting sketch plan review of a
37 three lot subdivision. The Planning Commission reviewed this application at their
38 September meeting, which included a four lot subdivision. The lot is 1.29 acres and is
39 improved with a single family dwelling. The applicant has submitted two options. Option
40 "A", shows three lots with the protected environmental areas across the rear of each lot.
41 Option "B" creates four lots with three being building lots and the fourth is a 20,331 square
42 foot open space lot. Both options would save the existing house, and create 2 building lots.
43 Mr. Stagg, the applicant's agent, explained that lot 2 and 3 would have a 65 foot setback. Lot
44 1 is proposed to have a 30 foot setback. Dave Thompson representing the neighbors
45 explained they would like to see only two building lots instead of three. Mr. Stagg agreed to
46 withdraw lot one, therefore only having a two lot subdivision. Upon motion of Mr.
47 Periconi, seconded by Mr. Moore, the Commission voted 5-0 to approve a two lot
48 subdivision.

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50 The next item was **Easton Club East, Parcel "B"** requesting sketch subdivision
51 review for a 30 lots subdivision. Mr. Showalter, of Miles & Stockbridge representing the
52 applicant, explained that Parcel "B" was originally planned to be developed as a
53 neighborhood commercial area. The developer has now decided to develop the lot with 30
54 single family detached houses. Half of the lots are to be less than 10,000 square feet and 15
55 lots which are greater than 10,000 square feet.

6 The neighboring property owners were mostly in favor of the residential homes, versus the
7 commercial. They were also concerned, as they wanted to be sure that Parcel "B" would be
8 compatible to their existing neighborhood. Upon motion of Mr. Periconi, seconded by Mr.
9 Swann, the Commission voted 5-0 to approve the 30 lot residential subdivision.

10
11 The next item was from staff concerning a **Resolution** to change the name of the
12 public street Samantha's Alley to Phyllis Alley. During review of the Easton Club East
13 subdivision it was discovered that a street name used in the subdivision already exists in the
14 Town of Easton. Upon motion of Mr. Periconi, seconded by Mrs. Cheezum, the
15 Commission voted 5-0 to change Samantha's Alley to Phyllis Alley.
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17 The next item discussed was from Mr. Thomas, Long Range Planner in regards to
18 zoning ordinance amendments. Mr. Thomas asked that we postpone until Sharon
19 VanEmburch can provide written explanation on Tattoo Parlors in the Town of Easton.
20 The staff was instructed to set up a workshop the first week of January.
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22 The next item of discussion was the start up of the amendments to the
23 **Comprehensive Plan** to update the plan and include elements required by the recent
24 adoption of HB-1141. Mr. Thomas suggested they meet jointly with the Town Council to
25 determine areas of interest.
26

27 Mr. Hamilton brought up a **Maryland Department of Planning** clearing house
28 request for Town support of purchase of old railroad right-of-way for use of Easton
29 Utilities. Mr. Hamilton explained that the Comprehensive Plan supported the construction
30 of the new sewer treatment plan and that this acquisition was to provide access for new
31 pressure main to the sewer plan. The Commission unanimously determined that the project
32 was consistent with Comprehensive Plan.
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34 The next item was from Staff involved the final plat for **Waterside Village**
35 subdivision. Mr. Hamilton asked the Commission to authorize their Chairman to sign the
36 final plat once the staff has determines it is correct. Mr. Hamilton explained that the only
37 change from the sketch plat approval was the creation of a lot for the critical area portion of
38 the site. The Commission voted unanimously to authorize Mr. Atwood to sign the plat.
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40 There being no further business the meeting was adjourned at 4:15 p.m. by motion
41 of Mr. Moore, seconded by Mr. Periconi.
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44 Respectfully submitted,
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48 Stacie S. Rice
49 Planning & Zoning Secretary
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