



**Town of Easton Planning Commission
Decision Summary**

Thursday, February 16, 2023 at 1:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:
[Town of Easton Agendas and Minutes](http://eastonMD.gov)
 [\(eastonMD.gov\)](http://eastonMD.gov)

Attendance:

Commission Members:

Paul Weber, Chairperson
Jennifer Dindinger, Vice Chairperson
Victoria McAndrews
William Ryall
Philip Toussaint

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon Van Emburgh Esq., Town Attorney

1. Call to Order—Chairman Weber called the meeting to order at 1:00 pm.

2. Decision Summary Review—

Vice Chairperson Dindinger moved to approve the December 15, 2022 Draft Decision Summary. Commissioner Toussaint seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Weber, Dindinger, McAndrews, Ryall, Toussaint
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

January 19, 2023- The Commission noted the following corrections to the draft decision summary:

a. Grammatical corrections.

Commissioner Toussaint moved to approve the January 19, 2023 Decision Summary. Vice Chairperson Dindinger seconded the motion with amendments.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Weber, Dindinger, McAndrews, Ryall, Toussaint
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business –

- a. Applicant:** Maryland Health Club LLC
Agent: Nupur Nagar
Location: 28449 Clubhouse Drive
Tax Map 034, Grid 015, Parcel 122, Lot 154
Zoning: PUD
Request: The applicant is requesting a continuance of the application to a future meeting.

Public Comment:
Randy Perry

4. New Business

- a. Applicant:** Jeff Nugent
Agent: Richard Haxton, Kent Signs
Location: 218 North Washington Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0571
Zoning: CB
Request: The applicant for 218 N. Washington Street has been withdrawn from the February 16, 2023 Planning Commission agenda and will be rescheduled pending the submission of a revised Master Sign Plan.
- b. Applicant:** Oxford Chase Development, Inc.
Agent: Stacy LeMay, Oxford Chase Development, Inc.
Location: 9577 Black Dog Alley, Easton, MD 21601
Tax Map 025, Grid 006, Parcel 0034
Zoning: CG
Request: The applicant is requesting an amendment to the previously approved final site plan that includes exterior revisions to the awnings and shutters.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Applicant Presentation:

Howard H. Crossan, President of Oxford Chase Development, Inc.

Public Comment:

Robin Page

Commissioner Toussaint moved to deny the applicant's proposal to revise the front and right elevations of their architectural plans and to remain as approved on August 19, 2021. The motion was not seconded.

Commissioner Ryall moved to deny the applicant's proposal to revise their final architectural plans and to remain as approved on August 19, 2021. Commissioner McAndrews seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Weber, Dindinger, McAndrews, Ryall, Toussaint
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. Applicant:** Cooke's Hope Phase VII LLC
Agent: Ryan Showalter
Location: Cooke's Hope Planned Unit Development, Easton, MD 21601
Tax Map 042, Grid 000, Parcel 0056
Zoning: PUD
Request: The application for Cooke's Hope Phase VII has been withdrawn from the February 16, 2023 Planning Commission agenda.

5. Discussion Items —

- a.** Proposed Text Amendment, Deletion of Section 28-201(C) — The Commissioners reviewed a text amendment proposal to consider the removal of Section 28-201.C from the Easton Zoning Ordinance. This provision prohibits the imposition of negative use restrictions or covenants upon real property so as to prevent the use of such property for grocery store purposes.

Staff Presentation:

Lynn Thomas, Town Planner

Sharon Van Emburgh Esq., Town Attorney

Public Comment:

Ryan Showalter

Robin Page

Commissioner McAndrews moved to retain the language of text amendment to Section 28-201.C. Commissioner Ryall seconded the motion. Commissioner McAndrews withdrew her motion. Commissioner Ryall seconded the motion for withdrawal.

Vice Chair Dindinger moved to table the proposed text amendment to Section 28-201.C to further discuss the definition of Grocery Store Use, and to consider other language for the text amendment. Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Weber, Dindinger, McAndrews, Ryall, Toussaint
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Continue discussion of Amendments to Zoning Ordinance — An ongoing review of the Zoning Code Amendments continued. The Commissioners discussed the appropriate variation of “Live-Work Unit” on the Table of Permissible Uses and its definition. The Commission agreed on proposed terminology to the language of structure and architectural style in the supplemental standards for the use “Multifamily Apartment Complex.” In response to recent community concerns, the Commission also revisited height restrictions for Missing Middle Housing types with language to limit that height. Additionally, language was agreed upon to accommodate zero lot line construction; a proposed use “Any Missing Housing Type not listed above” and those supplemental standards; and the treatment of PUD expirations for projects in phases.

A workshop to continue discussion of Amendments to the Zoning Ordinance was scheduled to be held on March 2, 2023 at 10:00 a.m. in the Town Council Chambers of Easton Town Hall.

Public Comment:
Ryan Showalter

- c. Election of 2023 Officers — Chairman Weber commenced the nomination of Officers with a suggestion to continue the recurring election process, a succession plan with a 2-year term limit, and suggested the addition of a Chair Pro Tem position. The Commissioners agreed to these suggestions.

Victoria McAndrews nominated Philip Toussaint as Vice Chairperson. Jennifer Dindinger seconded the nomination. Philip Toussaint accepted the nomination.

<u>Vote</u>	<u>4-0-1</u>
FOR:	4- Dindinger, McAndrews, Ryall, Weber
AGAINST:	0
ABSTAIN:	1- Toussaint

ABSENT: 0

Philip Toussaint nominated William Ryall as Chair Pro Tem. Jennifer Dindinger seconded the nomination. William Ryall accepted the nomination.

<u>Vote</u>	<u>5-0</u>
FOR:	5- Dindinger, McAndrews, Ryall, Toussaint, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Philip Toussaint nominated Jennifer Dindinger as Chairperson. William Ryall seconded the nomination. Jennifer Dindinger accepted the nomination.

<u>Vote</u>	<u>4-0-1</u>
FOR:	4- McAndrews, Ryall, Toussaint, Weber
AGAINST:	0
ABSTAIN:	1- Dindinger
ABSENT:	0

- 6. Adjournment**– Chairperson Dindinger moved to adjourn. Vice Chair Toussaint seconded the motion. The meeting was adjourned at 4:24 p.m.