



**Town of Easton Board of Zoning Appeals
Decision Summary**

Tuesday, February 21, 2022 at 9:00 a.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:

Board Members:

Peter Cotter, Chairman
Gary Molchan, Vice Chairman
Zakary A. Krebeck

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner

1. Call to Order—Chairman Cotter called the meeting to order at 9:00 a.m.

2. Decision Summary Review—
December 20, 2022-

Vice Chairman Molchan moved to approve the December 20, 2022 Decision Summary. Chairman Cotter seconded the motion.

<u>Vote</u>	<u>3-0</u>
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Applications —

a. Applicant: Marlboro Plaza Business Trust
File No.: SE-843
Agent: Escape Time LLC
Location: 108 Marlboro Avenue, Easton, MD 21601
Tax Map 101, Grid 021, Parcel 0493, Lot 6

Zoning: CG

Request: The applicant is requesting a Special Exception from the following section of the Zoning Ordinance: Section 28-201 Permitted Uses (Table 2.1 (4) (419)) to allow the operation of an escape room (categorized as “Any Recreational-Entertainment Use Not Listed Above”) in the Commercial General (CG) zoning district with a PUD overlay.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Jose Matos, Co-Owner of Escape Time LLC

Russel Paterno, Co- Owner of Escape Time LLC

Public Comment— None

Board Member Krebeck moved to approve the Special Exception request and to adopt the suggested staff findings. Vice Chairman Molchan seconded the motion.

<u>Vote</u>	<u>3-0</u>
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. Applicant: Easton Shopping Center LLC

File No.: SE-855

Agent: Jake Reid, Easton Baptist Church

Location: 101 Marlboro Avenue Ste 45, Easton, MD 21601
Tax Map 101, Grid 021, Parcel 0485

Zoning: CG

Request: The applicant is requesting a Special Exception from the following section of the Zoning Ordinance: Section 28-201 Permitted Uses (Table 2.1 (3) (305)) to allow a house of worship in the Commercial General (CG) zoning district.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Jake Reid, Pastor of Easton Baptist Church
Tim Chase, Treasurer

Public Comment:

Al Silverstein, Town of Easton Council Member Ward 1

Chairman Cotter moved to approve the Special Exception request and to adopt the staff's proposed findings. Board Member Krebeck seconded the motion.

<u>Vote</u>	<u>3-0</u>
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

c. Applicant: 4 Dogs Brewing Company LLC

File No.: V-857

Agent: % Zachary A. Smith

Location: 219C Marlboro Avenue, Easton, MD 21601
Tax Map 101, Grid 000, Parcel 0265, Lot 7

Zoning: CG

Request: The applicant is requesting a setback Variance from the following section of the Zoning Ordinance: Section 28-1007.2 (16a) to allow a craft beverage manufacturing facility and restaurant within 1000 feet of a place of worship. Staff recommends the following conditions:

1. Outdoor entertainment shall be non-amplified.
2. Promotional and special events shall be limited to a maximum of 8 events per year and shall have a maximum attendance of 200 persons.

Staff Presentation:

Nicholas Johnson, Planner
Lynn B. Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Zachary A. Smith
Patrick Raegan, Owner of 4 Dogs Brewing Company LLC

Public Comment: None

Board Member Krebeck moved to approve the Variance setback request and to adopt findings consistent with those suggested by the staff and as submitted in writing by the Applicant (“Attachment A”). Chairman Cotter seconded the motion.

<u>Vote</u>	<u>3-0</u>
FOR:	3- Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- 4. Adjournment**– Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 9:43 a.m.