



**Town of Easton Planning Commission
Zoning Code Amendment Workshop
Work Session Summary**

Thursday, March 2, 2023 at 10:00 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](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Philip Toussaint, Vice Chairperson
Victoria McAndrews
William Ryall
Paul Weber

Absent:

Commission Members:

Jennifer Dindinger, Chairperson

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
Samantha Smith, Administrative Specialist

1. Introductions— Vice Chairperson Toussaint called the meeting to order at 10:00 a.m.

2. Zoning Code Amendments —

- a.** Ongoing review of the Zoning Code Amendments continued. Mr. Lynn Thomas reviewed five revisions to the Town’s Zoning Code for the Commission’s consideration to finalize:
 - i. Short-term housing to be permitted in the Mixed Use Waterfront Zoning District;
 - ii. Measures to facilitate widespread use of “Middle Housing Types” as adopted in December, 2021;
 - iii. Setback requirements for uses with the sale of alcoholic beverages;
 - iv. Lot Line and setback adjustments in a PUD when not in a developable lot;
 - v. Consideration of the treatment of expiration of approvals for PUD projects that are constructed in phases; and
 - vi. The prohibition of negative use restrictions or covenants upon real property so as to prevent the use of such property for grocery store purposes.

- b. The Commission continued to deliberate the scope, scale and story requirements of the Supplemental Standards of Missing Middle Housing (MMH) types. Language was decided to describe that the maximum height for all MMH types shall not exceed that of the surrounding neighborhood within a 400' radius. MMH types in the Commercial Business District that exceed the maximum height shall be permitted by Special Exception and Planning Commission approval. The Commission revised setback requirement language to facilitate fee-simple housing types; and included an annotation to the illustrations featured on the definition of MMH units to indicate that those graphics are for illustrative purposes only. The Commission discussed a variation of a MMH Type Not Listed category that would be permissible via Special Exception and their Supplemental Standards.
- c. The Commission addressed the process of granting PUD approvals that have since expired; particularly PUD projects that have been approved in phases. The Commission decided to add a process for the reinstatement of expired PUDs and determined that reinstated PUDs shall expire within two years.
- d. The Commission amended language where "Live-Work Unit" is listed twice in the Table of Permissible Uses. It was proposed to rename the second definition of the use to "Residential Use in a Commercial Building"; and to revise the Supplemental Standards for "Live-Work Unit" to include "Business, Personal or Professional Uses".
- e. The Commission revisited a provision that 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. Language to define "Grocery Store" was established and the language was revised so as to only apply for grocery stores exceeding a 15,000 sq ft threshold.

Public Comment – None

Commissioner Weber moved to accept the proposed amendments to the Zoning Ordinance as revised; and to recommend approval to the Town Council.

Commissioner Ryall seconded the motion.

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

- 3. **Adjournment**– Commissioner Ryall moved to adjourn. Commissioner Weber seconded the motion. The meeting was adjourned at 11:55 a.m.