



**Town of Easton Planning Commission
Decision Summary**

Thursday, March 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:

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

Absent:

Commission Members:

Paul Weber

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
William Chapman, Attorney
Samantha Smith, Administrative Specialist

- 1. Call to Order**—Chairperson Dindinger called the meeting to order at 1:00 pm.
- 2. Decision Summary Review**—

**Commissioner Ryall moved to approve the February 16, 2023 Decision Summary.
Vice Chairperson Toussaint seconded the motion.**

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

- 3. Old Business** – None

4. New Business

- a. **Applicant:** Palmer Gillis
File No.: 2023-0864
Agent: Phoenix Physical Therapy
Location: 499 Idlewild Avenue, Easton, MD 21601
Tax Map 105, Parcel 2366, Lot 2
Zoning: BC
Request: The applicant is seeking approval to allow one business wall signs to be occupied on a building with a common entrance. Staff recommends the following condition:

1. The applicant will need to obtain approval from the appropriate building permit for the installation of the sign.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Kendall Hurst, Suburban Signs

Public Comment— None

Vice Chairperson Toussaint moved to approve the request for an additional wall sign with the condition to obtain the appropriate building permit. Commissioner Ryall seconded the motion.

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

- b. **Applicant:** Rise Up Dover Road LLC
File No.: 2023-0874
Agent: Rise Up Coffee Roasters % Zachary A. Smith
Location: 625 Dover Road, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0990
Zoning: R-7A
Request: The applicant is seeking temporary approval to re-erect a tent, and authorization for the tent to remain up through November 30, 2023. Staff recommends the following conditions:

1. At the end of the temporary approval period, the tent will be taken down and stored offsite;
2. All tripping hazards will be removed as deemed necessary by the Building Inspection Division;
3. The restroom, tables and chairs may all remain in place and ready for use;
4. Rise Up is required to obtain a building permit for the temporary structure.

Staff Presentation:

Joseph Mayer, Plan Reviewer
 Lynn Thomas, Town Planner
 Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Zachary A. Smith

Public Comment:

Joan Leanos

Vice Chairperson Toussaint moved to approve the 2023 temporary seasonal request with the following conditions:

1. All tripping hazards will be removed as deemed necessary by the Building Inspection Division.
2. Music from the loudspeakers is not to be played prior to 8 a.m.

Commissioner Ryall seconded the motion.

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

- c. Applicant:** Rise Up Dover Road LLC
File No.: 2023-0870
Agent: Rise Up Coffee Roasters % Ozzie Jimenez
Location: 625 Dover Road, Easton, MD 21601
 Tax Map 103, Grid 0EA, Parcel 0990
Zoning: R-7A
Request: The applicant withdrew their Planned Redevelopment Overlay application from the March 16, 2023 Planning Commission agenda and will be rescheduled pending the submission of a PUD Amendment Request along with an amended Temporary Use Permit and kitchen utility site plan.

- d. **Applicant:** Mary's Court Venture, LLC
File No.: 2023-0877
Agent: Lane Engineering, LLC
Location: 28595 Mary's Court, Easton, MD 21601
Tax Map 025, Grid 022, Parcel 0046, Lot 18
Zoning: BC
Request: The applicant is seeking site plan and bicycle waiver approval.
Staff recommends the following condition:

1. Upon Planning Commission approval, the applicant shall address ESDR review comments and submit for Development Site Plan review.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Ewing, Lane Engineering
Daniel Coblentz, Titan Buildings

Public Comment— None

**Vice Chairperson Toussaint moved to approve the site plan subject to the condition that all prior ESDR review comments are addressed.
Commissioner McAndrews seconded the motion.**

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

- e. **Applicant:** Mistletoe Drive LLC
File No.: 2023-0878
Agent: Lane Engineering, LLC
Location: 8992 Mistletoe Drive, Easton, MD 21601
Tax Map 046, Grid 022, Parcel 0046, Lot 10
Zoning: BC
Request: The applicant is seeking site plan approval from the Planning Commission. The applicant is also seeking waivers for the number of parking and bicycle spaces. Staff recommends the following condition:

1. Upon Planning Commission approval, the applicant shall address ESDR review comments and submit for Development Site Plan review.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Ewing, Lane Engineering

John Gosnell, Mistletoe Drive LLC

Public Comment— None

Commissioner McAndrews moved to approve the site plan options subject to the condition that all prior ESDR review comments are addressed; and the installation of a bicycle rack. Commissioner Ryall seconded the motion.

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

6. Discussion Items —

- a. Proposed Amendment to the Comprehensive Plan’s Bicycle and Pedestrian Action Plan — Planning and Zoning staff in partnership with the Engineering Department is seeking a recommendation from the Commission for the Bicycle and Pedestrian Action Plan to be incorporated with the current Comprehensive Plan. This project was modified based on public feedback received during the Comprehensive Plan Workshop on October 14, 2022. Participants desired to see bicycle trails extended on Oxford Road, Saint Michaels Road, and Talbot Commerce Park. Public feedback also included advocacy for more bike lanes, pavement markings and bicycle boulevards in low traffic streets. Staff incorporated these findings by establishing destination centers that connect with low stress bicycle networks; and establishing on-road and off-road paths. This Action Plan received a favorable recommendation by the Park Advisory Board.

The Commission recommended further mapping and signage detail and the identification and treatment of problematic intersections and cross sections. Commissioner Ryall identified a crucial cross section to be included at the RTC Park. The Commission also recommended consideration of possible regulations of electric bicycles and scooters on off-road trails in the Comprehensive Plan Update.

Staff Presentation:

Nicholas Johnson

Miguel Salinas

Public Comment:

Margaret Enloe North, Talbot Thrive

Tom Ledvina, President of Papermill Crossing Homeowners Association

**Commissioner Ryall moved to approve the current draft of the action plan.
Vice Chairperson Toussaint seconded the motion.**

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

- b.** Continue discussion of Amendments to Zoning Ordinance — This discussion item was concluded at the Zoning Code Amendment Workshop on March 2, 2023.
- 7. Adjournment**– Vice Chairperson Toussaint moved to adjourn. Commissioner Ryall seconded the motion. The meeting was adjourned at 2:45 p.m.