



**Town of Easton Planning Commission
Comprehensive Plan and Zoning Code Workshop
Work Session Summary**

Monday, February 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://eastonmd.gov)
 [\(eastonmd.gov\)](https://eastonmd.gov)

Attendance:

Commission Members:

Paul Weber, Chairperson
Victoria McAndrews
Philip Toussaint

Staff:

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

Absent:

Commission Members:

Jennifer Dindinger, Vice Chairperson
William Ryall

- 1. Introductions**— Chairman Weber called the meeting to order at 10:08 a.m.
- 2. Comprehensive Plan Work Session**— Mr. Lynn Thomas summarized the purpose of the workshop as to review all ongoing efforts to update the Town's Comprehensive Plan. Mr. Thomas also sought feedback and recommendations from the Commission in establishing potential revisions. A timeline to begin the first draft of the Comprehensive Plan was established for August, 2023.
 - a.** An in depth discussion followed regarding policies from the Implementation Chapter of the Town's growth policy:
 - i. Containing sprawl within an urban growth boundary;
 - ii. Increasing density;
 - iii. Building neighborhoods;
 - iv. Improving design; and
 - v. Managing the rate of growth.

- b. New Chapters for Sustainability and The Arts were agreed upon. The Commission recommended incorporating aspects of the Sustainability Chapter to include sea level impacts; and an allowance for renewable energy.
- c. The Commission continued with discussion for future growth and accommodating growth via infill or redevelopment. This discussion will be revisited to support compliance with the Subdivision Regulations and Zoning Code.

Public Comment:

Ron Engle

3. Zoning Code Amendments —

- a. The Commissioners briefly examined a recently submitted 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.

Public Comment:

Ryan Showalter

Joe Minarick

- b. 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.

4. Adjournment— Chairman Weber adjourned the meeting at **12:12 pm**.