



**Town of Easton Planning Commission
Decision Summary**

Thursday, May 18, 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
Paul Weber
Tom Klein, Alternate

Staff:

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

Absent:

Staff:

Nicholas Johnson, Planner

- 1. Call to Order**—Chairperson Dindinger called the meeting to order at 1:00 pm.
- 2. Decision Summary Review**—
 - a. April 20, 2023- The Commission noted the following correction to the draft decision summary:
 - i. Item 3a.: Review for accuracy of motions made.
 - ii. Item 4e.: Correction to Applicant Presentation.
 - iii. Item 5d.: Rephrasing for clarity and corrected date.

Commissioner Weber moved to approve the April 20, 2023 Decision Summary with amendments. Vice Chairperson Toussaint seconded the motion.

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

3. Old Business

- a. **Applicant:** Lane Engineering, LLC
File No.: 21-561
Agent: Ryan D. Showalter, Esq.
Location: Oxford Road - Poplar Hill
Tax Map 042, Grid 0004, Parcel 0057
Zoning: R-10A
Request: The applicant is seeking a Planning Commission (Commission) recommendation to the Town Council (Council) for the granting of Supplemental Growth Allocation for the purpose of reclassifying approximately 65.977 acres of land located in the Critical Area, designated as Resource Conservation Area (RCA) to be reclassified as Intensely Developed Area (IDA).

Staff supports a Planning Commission recommendation to the Council with the following conditions:

1. The Conceptual Site Plan submitted with the Supplemental Growth Allocation application is conceptual in nature and was assessed by staff for conformance to § 28-401.8.E and § 28-401.8.F of the Town Code. Approval of the supplemental growth allocation shall not infer Town of Easton Sketch Plan or PUD approval. Prior to any approval, the proposed development will be evaluated by the applicable reviewing agencies for conformance to all applicable Zoning; Subdivision; Forest Conservation; Stormwater Management; Erosion and Sediment Control; and other applicable regulations. Such review may result in modifications to the conceptual site plan.
2. The Commission may wish to discuss the merits of the type of park proposed for Poplar Hill prior to a recommendation.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Ryan D. Showalter, Esq.
Brett Ewing, Lane Engineering
Jarret Byer, Lane Engineering

Public Comment:

Matt Pluta, ShoreRivers
Alan Girard
Tom Hughes
Tom Alspach, Talbot Preservation Alliance
Reed Fallwell
Bette Kenzie

Kathy Dawkins
Tom Ledvina, Papermill Crossing HOA
Brad Hill
Tony Newell
Jan Greer
Michael Roe

Commissioner McAndrews moved for a negative Planning Commission recommendation to the Town Council for the granting of Supplemental Growth Allocation based on findings consistent with public feedback in regard to the project's conformance to the current Comprehensive Plan, environmental concerns, traffic, and forthcoming revisions to the current Comprehensive Plan. The motion was not seconded.

Vice Chairperson Toussaint moved to continue the Planning Commission's consideration of the recommendation request for the granting of Supplemental Growth Allocation to the June 15, 2023 Planning Commission meeting, and for the applicant to respond to all issues raised during the public comment period including:

- 1. Water quality calculations and standards.**
- 2. An improved design or redesign addressing all environmental and workforce housing concerns. That is, a housing layout that provides a range of housing types in terms of size, architectural styles, and price points that are laid out in an attractive village arrangement with extensive landscaping to produce a walkable environment.**
- 3. A pollution study of the Tred Avon considering all current Critical Area criteria and any forthcoming expansions to those requirements.**
- 4. Alternative park locations and uses to mitigate pollution and runoff.**
- 5. An improved design that extends the distance of the waterfront setback.**
- 6. An improved design to address density within the Critical Area, and a recommendation from the Park Advisory Board regarding use of the land currently designated for sports playing fields.**

Commissioner Weber seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Weber
AGAINST:	0
RECUSE:	1 - Ryall
ABSENT:	0

4. New Business

- a. Applicant: Town of Easton**

File No.: 23-958
Location: Easton Point Park- 801 Port Street, Easton, MD 21601
Tax Map 034, Grid 0009, Parcel 0215
Zoning: LI (Talbot County)
Request: The applicant is seeking a Planning Commission (Commission) recommendation to the Town Council (Council) for the Annexation of the property located at Easton Point into Town limits.

Staff supports a Commission recommendation to the Council for approval with the following recommendations:

1. The Commission shall find the proposed Annexation request consistent with the Comprehensive Plan.
2. Reassignment of the Mixed Use Waterfront (MXW) Zoning Classification to the property.

Staff Presentation:
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Public Comment— None

Commissioner Weber moved to make a positive recommendation to the Council for the Annexation of the Easton Point property and its reassignment of the MXW Zoning Classification as it is found to be consistent with the Comprehensive Plan and Small Area Plan. Vice Chairperson Toussaint seconded the motion.

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

- b. Applicant:** Pro Wellness Group LLC
File No.: 2023-933
Agent: Lane Engineering, LLC
Location: Mistletoe Hall Commerce - Business Park, Easton, MD 21601
Tax Map 025, Grid 0016, Parcel 0138, Lot 1
Zoning: I
Request: The applicant is seeking Site Plan and Architectural approval for a proposed 16,000 square foot warehouse building and a 10,000 square foot one-story office building with associated stormwater management, parking and landscaping.

Staff recommend the following condition:

1. The applicant is required to receive Town of Easton approval of the Master Plan, Site Plan, Architectural Plans and Construction Drawings for conformance to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce -Business Park, Book: 2916, Page: 104.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Ewing, Lane Engineering LLC

Eric Catellier AIA, AWB Engineers

Public Comment — None

Commissioner Ryall moved to approve the Site Plan subject to the condition that the applicant shall return with an improved architectural design and renderings that are consistent with the overall look of Talbot Commerce Park. Vice Chairperson Toussaint seconded the motion.

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

- c. Applicant:** C Estates LLC
File No.: 2023-934
Agent: Lane Engineering, LLC
Location: 28857 Fausley Wood Court, Easton, MD 21601
Tax Map 025, Grid 0016, Parcel 0138, Lot 7A
Zoning: I
Request: The applicant is seeking Site Plan and Architectural approval for a proposed two-story office building and storage building A with associated stormwater management, parking and landscaping.

Staff recommends the following conditions:

1. The applicant is required to receive Town of Easton approval of the Master Plan, Site Plan and Architectural Plans and Construction Drawings of Phase I (to include Building A) for conformance to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce - Business Park, Book: 2916, Page: 104.

2. The applicant shall submit the Master Plan, Site Plan, Architectural Plans and Construction Drawings of Phase II for a review of conformance to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce- Business Park, Book: 2916, Page: 104 prior to or concurrent with Sketch Plan submission.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Ewing, Lane Engineering LLC

Daniel Koplan, Titan Buildings

Public Comment — None

Commissioner Ryall moved to approve the Site Plan and Architectural Plan as submitted. Commissioner Weber seconded the motion.

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

5. Discussion Items — None

6. **Adjournment**– Commissioner Weber moved to adjourn. Commissioner Ryall seconded the motion. The meeting was adjourned at 4:32 pm.