



**Town of Easton Planning Commission
Decision Summary**

Thursday, June 15, 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](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.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
Nicholas Johnson, Planner
Sharon VanEmburch Esq, Town Attorney
Rick VanEmburch, Town Engineer
Samantha Smith, Administrative Specialist

1. Call to Order—Chairperson Dindinger called the meeting to order at 1:00 pm.

2. Decision Summary Review—

- a. May 18, 2023- The Commission noted the following corrections to the draft decision summary:
 - i. Item 3a.: Rephrasing of motions for clarity and additional detail.
 - ii. Item 3a.: Modification to roll call vote.
 - iii. Item 4b.: Rephrasing of motion for clarity.
 - iv. Item 4c.: Correction to Applicant Request.

Vice Chairperson Toussaint moved to approve the May 18, 2023 Decision Summary with amendments. Commissioner Ryall 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 requesting a continuance of the application to address all topics discussed at the May 18, 2023 Planning Commission meeting.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning
Lynn Thomas, Town Planner
Sharon VanEmburch, Town Attorney
Rick VanEmburch, Town Engineer

Applicant Presentation:

Ryan D. Showalter, Esq.

Commissioner Klein moved to continue the Planning Commission’s consideration of the request for the granting of Supplemental Growth Allocation to the August 17, 2023 Planning Commission meeting. Chairperson Dindinger seconded the motion.

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

4. New Business — None

5. Discussion Items

- a. 2022 Annual Report — Mr. Lynn Thomas presented the draft 2022 Easton Planning Commission Annual Report as required by the State Land Use Article. Mr. Thomas noted that its primary purpose is to report development activity for the prior year, along with any recommendations the Commission may choose to make. The Commission is required to formally approve the Report for submission to the Maryland Department of Planning, with a copy to be filed with the Town Council.

As part of the review of the draft, Mr. Thomas discussed Section VI of the report addressing Adequate Public Facility Ordinance Restrictions (APFO). He noted that the Town does not have such restrictions currently in place. The pros and cons of such ordinances were discussed with the Commission.

Following discussion of APFOs, the Commission reviewed the Annual Report Worksheets on pages 11, 16 and 17 of the draft annual report. Pages 11 and 16 listed properties identified by the term Priority Development Areas in the 2010 Comprehensive Plan. In addition to discussion of whether explanatory notes should be added concerning these properties, staff clarified that the term did not mean the parcels were prioritized for development by the Town, only that they were large parcels within the town available for development. Ms. Van Emburgh suggested that the Commission consider changing the term ‘Priority Development Areas’ in the next plan to more accurately reflect that these are large undeveloped parcels within Town limits, but not necessarily priorities for development.

The Commission discussed with staff the process for estimating the capacity for residential development within the Town and housing supply and demand within Town, as well as whether additional zoning code changes should be proposed. Commissioner Weber recommended language be added on page 18, 2nd paragraph, addressing the increased estimate of residential development capacity that includes: “ [the increase is] attributable to our zoning changes, where Middle Housing types are permitted to promote housing affordability and denser development”.

The Commission reviewed Section V of the Annual Report: Measures and Indicators, which includes the quantitative number of Residential Units approved (PFA and Non - PFA) for the 2022 calendar year. Commissioner McAndrews asked whether the apartment units included in the Waterside Village PUD are reflected in the Table of Priority Development Areas of the Report. Mr. Thomas noted that they were not included in the draft totals but could be added.

Commissioner McAndrews moved to approve the Annual Report with the recommended amendments. Commissioner Ryall seconded the motion.

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

- b. Subdivision Regulation Street Standards — The Commission revisited a recent recommendation to the Town Council involving proposed changes to the street standards in the Subdivision Regulations. A proposal was made to increase the residential roadway width from 26’ to 36’. Mr. Rick VanEmburgh advocated for keeping the current proposal, and suggested alternative design concepts. The

Commission favored the traffic calming effects of narrow streets, and suggested adding language to the current proposal that includes: “[with] appropriate traffic calming modifications as determined by the Town”. The Planning and Zoning Department in partnership with the Engineering Department is in the early stages of conceptualizing a Master Transportation Plan using the development and growth scenarios in the Comprehensive Plan. The Town Council will hold a workshop on the proposed Subdivision Regulation update before opening to a public hearing.

- c. Zoning Requirements for Adult-Use Cannabis Dispensaries — Ms. Sharon VanEmburgh Esq. summarized the zoning requirements for medical cannabis that were adapted in the 2021 Zoning Ordinance update. At that time, a definition for “Medical Cannabis” was adapted, and a determination was made for their Permitted Uses. A discussion was held to reconsider language for the appropriate use and regulation of Recreational Cannabis facilities in the Ordinance:
 - i. Cannabis Dispensary;
 - ii. Cannabis Growing Facility;
 - iii. Cannabis Processing Facility; and
 - iv. On-Site Consumption Establishment.

Mr. Miguel Salinas advised the Commission that any established zoning requirements cannot unreasonably burden a cannabis licensee; or impose any licencing restrictions, fees, or other operating requirements that may disproportionately provide a greater burden on the licensee. However, the Town may choose to permit or prohibit On-Site Consumption Establishments.

- 6. Adjournment**– Commissioner Ryall moved to adjourn. Commissioner McAndrews seconded the motion. The meeting was adjourned at 2:56 p.m.