



**Town of Easton Planning Commission
Decision Summary**

Thursday, July 20, 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
Victoria McAndrews
Paul Weber
Tom Klein, Alternate

Staff:

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

Absent:

Commission Members:

Philip Toussaint, Vice Chairperson
William Ryall

Staff Members:

Joseph Mayer, Plan Reviewer

- 1. Call to Order** — Chairperson Dindinger called the meeting to order at 1:00 pm.
- 2. Decision Summary Review** —
 - a.** June 15, 2023 - The Commission noted the following correction to the draft decision summary:
 - i.** Item 5a.: Additional text amendment.

Commissioner Weber moved to approve the June 15, 2023 Decision Summary with amendments. Commissioner Klein seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Dindinger, Klein, McAndrews, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Toussaint, Ryall

- b. April 4, 2023 Poplar Hill Supplemental Growth Allocation Joint PC Public Hearing - The Commission tabled their approval of the Decision Summary to the August 17, 2023 Planning Commission meeting.

3. Old Business — None

4. New Business

- a. **Applicant:** Saints Peter and Paul Church
File No.: 2023 - 962
Agent: Brent Outten
Location: 1212 S. Washington Street, Easton, MD 21601
Tax Map 108, Grid 000, Parcel 2678F , Lot 4
Zoning: R-10A
Request: The applicant is seeking site plan and architectural approval for a proposed athletic storage facility.

Staff recommend the following condition:

1. The Applicant is required to obtain a Grading Permit and all applicable Building permits

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brent Outten

Public Comment — None

Commissioner Weber moved to approve the site plan and architecture with the condition that the applicant shall obtain a Grading Permit and all applicable Building Permits. Commissioner Klein seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Dindinger, Klein, McAndrews, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Toussaint, Ryall

- b. **Applicant:** Basi Brothers, LLC
File No.: 2023 - 963
Agent: Robert S. Collison, P.A.

Location: 9719 Ocean Gateway, Easton, MD 21601
Tax Map 0025, Grid 0006, Parcel 0113

**Current
County**

Zoning: GC

Requested

Town Zoning: CG

Request: The Petition for the Annexation of property located at 9719 Ocean Gateway has been withdrawn from the July 20, 2023 Planning Commission agenda.

c. Applicant: Friel Storage LLC

File No.: 2023 - 959

Agent: DMS & Associates

Location: Easton, MD 21601
Tax Map 00, Grid 000, Parcel

Zoning: CG

Request: The applicant is requesting a continuance of the application to address additional revisions to the site plan.

Commissioner Weber moved to table the application. Commissioner McAndrews seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Dindinger, Klein, McAndrews, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Toussaint, Ryall

5. Discussion Items

- a. Zoning Requirements for Adult-Use Cannabis Dispensaries** — The Town Council has requested for legislation to be prepared for the adoption of a temporary moratorium in the term of nine (9) months on any application, permit or other approval for businesses engaged in the growing, processing, selling and/or on-site consumption of cannabis pending the adoption of revised Zoning Ordinance provisions. The amended legislation will be presented to the Council at the August 7, 2023 meeting and subsequently referred to the Planning Commission for a formal recommendation. Ms. Sharon VanEmburch Esq. advised that the adoption of a temporary moratorium is for the purpose of amending the adopted medical cannabis definition and all recreational cannabis facilities in the Ordinance, and to include a new definition and zoning regulations for on-site consumption establishments.
- b. Comprehensive Plan Update** — The findings of the Comprehensive Plan Update Survey are still under review. Supplemental outreach efforts for underrepresented

communities are being conducted and will be included in the final results. An update of the material will be formally presented to the Planning Commission at a later time.

- c. Subdivision Regulation and Zoning Amendment Update — Following discussion regarding a potential recommendation to the Town Council involving proposed changes to the street standards in the Subdivision Regulations, the Commission determined they were comfortable with the language as previously sent to the Council. However, the Commission will revisit language proposed for Town Homes and Missing Middle Housing. A Zoning Amendment workshop for the remaining proposed amendments is to be scheduled by the Town Council at a later time.
 - d. Park Advisory Board — At their July 24, 2023 meeting, the Park Advisory Board is scheduled to assess park space and park type within the Town and provide a recommendation on whether a sports complex, as proposed for the open space at Poplar Hill, would be most desirable or whether some other type of park would be more suitable, such as a meadow park, community park or something else. The Park Board was asked to provide a signed, written recommendation.
 - e. East End Neighborhood Plan Update — An internal project management team is leading an effort to update the East End Neighborhood Plan. The kick-off of the project is anticipated to be in early Fall.
6. **Adjournment** — Commissioner McAndrews moved to adjourn. Commissioner Dindinger seconded the motion. The meeting was adjourned at 2:08 p.m.