



**Town of Easton Board of Zoning Appeals
Decision Summary**

Tuesday, September 19, 2023 at 9:00 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Peter Cotter, Chairman
Gary Molchan, Vice Chairman
Zakary A. Krebeck

Staff:

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

1. Call to Order — Chairman Cotter called the meeting to order at 9:00 a.m.

2. Decision Summary Review —

**Vice Chairman Molchan moved to approve the August 15, 2023 Decision Summary.
Board Member Krebeck seconded the motion.**

<u>Vote</u>	<u>3 - 0</u>
FOR:	3 - Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Applications —

a. Applicant: Planet Aid, Inc.
File No.: SE - 1013 and V - 1013
Location: 8223 Elliott Road, Easton, MD 21601
Tax Map 109, Grid 000, Parcel 4582, Lot 3

Zoning: CG with a PUD Overlay
Request: The applicant is requesting a Special Exception from the following section of the Zoning Ordinance: Section 28-201 Permitted Uses (Table 2.1 (6) (603)) to allow the use of Donation Bins in a Commercial General Zoning District.

The applicant is also seeking a Variance from the following section of the Zoning Ordinance Section 28-1007.4.A.3.d, the maximum ground surface area and height for a donation bin as indicated by Section 28-1007. The variance request is to permit the placement of a 8' by 9' by 20' donation bin within three (3) parking spaces located in the Shoppes at Easton.

Staff Presentation:
Nicholas Johnson, Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:
Anneve Waithe
Tim Thresh

Public Comment — None

Chairman Cotter moved to continue the Special Exception and Variance applications to at least 60 days (November 21, 2023) pending the resolution of a text amendment or other applications by the applicant. Board Member Krebeck seconded the motion.

Vote	3 - 0
FOR:	3 - Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. Discussion —

- a. Aspire Apartments — At their April 18, 2023 meeting, the Board moved to continue a special exception and variance request from the applicant Aspire Outdoors LLC to at least 180 days (October 17, 2023) to allow the applicant to address all outstanding staff recommended conditions, and with the condition that the applicant shall receive a Planning Commission recommendation prior to their next appearance before the Board. The applicant has since resubmitted through the Easton Staff Development Review (ESDR) process to address all outstanding issues, and has since received sketch site plan approval with conditions from the Planning Commission, and a positive recommendation to the Board for the special exception and variance requests that include recommended conditions.

Considering the level of public interest in this application, the Board is asked to consider scheduling the hearing for this application as an evening meeting. According to Rule 7.D. of the Board of Zoning Appeals Rules of Procedure, a majority vote is required by the Board to hold a meeting outside of their regularly scheduled hearing date and time.

Applicant Presentation:

Derick Daly

Public Comment — None

Chairman Cotter moved to schedule a special hearing of this application before the Town of Easton Board of Zoning Appeals on Tuesday, October 24, 2023 at 6:00 p.m. Board Member Krebeck seconded the motion.

<u>Vote</u>	<u>3 - 0</u>
FOR:	3 - Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- 5. Adjournment** — Chairman Cotter motioned to adjourn. Board Member Krebeck seconded. The meeting was adjourned at 9:58 a.m.