



**Town of Easton Planning Commission
Decision Summary**

Thursday, September 21, 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
William Ryall
Paul Weber

Absent:

Commission Members:

Victoria McAndrews
Tom Klein, Alternate

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 Esq, Town Attorney
Rick Van Emburgh, 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. August 17, 2023 - The Commission noted the following correction to the draft decision summary:
 - i. Item 3b.: Addition of the Zoning District.
 - ii. Item 4.a. : Grammatical corrections.

Commissioner Weber moved to approve the August 18, 2023 Decision Summary with amendments. Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

3. Old Business — None

4. New Business

- a. Applicant:** Phillips Signs
File No.: 2023 - 1020
Location: 8133 Elliott Road, Easton, MD 21601
Tax Map 109, Grid 000, Parcel 4582, Lot 1
Zoning: CG
Request: The applicant is seeking signage permit approval where two (2) or more businesses occupy one (1) building with a common entrance.

Staff recommends the following condition:

1. The applicant shall obtain building permit approval for the installation of the signs.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Matthew Phillips

Public Comment — None

**Commissioner Weber moved to approve the application as submitted.
Commissioner Ryall seconded the motion.**

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- b. Applicant:** Far Eastern Shore Winery
File No.: 2023 - 989
Location: 8370 & 8374 Ocean Gateway, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 2952
Zoning: CG
Request: The applicant is seeking approval of a master signage plan and to allow a 19' tall non-conforming freestanding sign with a 156" x 46.15" sign and a 108" x 18" rearboard sign to be installed within the same footprint of the previous sign. An additional wall sign will occupy the front of the building, above the first floor windows.

Due to the complexity of the existing sign placement and close proximity to Ocean Gateway’s right-of-way, staff recommended the applicant to consider an alternate design such as additional wall mounted signs and/or a roof mounted sign.

Staff Presentation:

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

Applicant Presentation:

Tien Seng-Chiu, Rejoice LLC
Tara Seng-Chiu

Public Comment:

Carol Prettyman, Owner

Commissioner Ryall moved to approve the Master Signage Plan with the condition that the applicant shall obtain the appropriate building permits for the installation of the signs. Commissioner Weber seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- c. Applicant:** 8685 Commerce Drive, LLC
File No.: 2023 - 937
Agent: Elizabeth “Ebie” Fink, Fink, Whitten & Associates, LLC
Location: 8685 Commerce Drive, Easton, MD 21601
Tax Map 101, Grid 002, Parcel 0004, Lot 28
Zoning: BC
Request: The applicant is seeking sketch site plan approval to construct a 3,920 square foot pole building to be used as a contractor’s warehouse/storage. Staff recommends the following condition:

1. Add planting to the interior parking lot: one (1) tree per 10 spaces.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning
Rick Van Emburgh, Town Engineer

Applicant Presentation:

Elizabeth “Ebie” Fink
Brandon Davis, DMS & Associates, LLC

Public Comment — None

Commissioner Weber moved to approve the Sketch Site Plan with the following conditions:

- 1. The applicant shall obtain design approval for the access to the stormwater maintenance feature as deemed appropriate by staff.**
- 2. The submission of the Development Site Plan shall include the same architectural elevations of the proposed building as presented.**

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- d. Applicant:** DMS & Associates, LLC
File No.: 2023 - 959
Location: Elliott Road Parcel 2849, Easton, MD 21601
Tax Map 109, Grid 0000, Parcel 2849, Lot 4
Zoning: CG
Request: The applicant is seeking sketch site plan approval for two (2) proposed climate-controlled self-storage buildings. Building #1 is 26,244 square feet, and Building #2 is 11,000 square feet.

Staff recommends the following condition:

- The applicant is required to provide additional landscape buffering behind Building #1 on the northwest side of the building with a native plant species that is best suited to be adjacent to the Stormwater Management Facility.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning
Rick Van Emburgh, Town Engineer

Applicant Presentation:

Brandon Davis, DMS & Associates, LLC

Jay Friel, Owner
Stan Friel, Owner

Public Comment — None

Commissioner Ryall moved to approve the Sketch Site Plan with the condition that the applicant provide additional landscape buffering behind Building #1 on the northwest side of the building with a native plant species that is best suited to be adjacent to the Stormwater Management Facility. Commissioner Weber seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- e. **Applicant:** Robert S. Collison, P.A.
File No.: 2023 - 963
Location: 9719 Ocean Gateway, Easton, MD 21601
Tax Map 0025, Grid 0006, Parcel 0113
Current County
Zoning: GC
Requested Town
Zoning: CG
Request: The applicant is seeking Annexation of 3.25 acres of property located at 9719 Ocean Gateway, Easton Maryland with a formal recommendation to the Town Council on the annexation and the appropriate zoning classification.

Staff recommends that the Commission recommends approval of the Annexation, finds the proposed annexation request consistent with the Comprehensive Plan, and recommends the assignment of the General Commercial (CG) Zoning Classification to the Property.

Staff Presentation:

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

Applicant Presentation:

Robert S. Collison, P.A.
Kier Singh, Basi Brothers, LLC

Public Comment — None

Commissioner Weber moved to forward a positive recommendation to the Town Council for their approval with the following determinations:

- 1. The proposed Annexation request is consistent with the Town's Comprehensive Plan.**
- 2. The Commission recommends the assignment of the General Commercial (CG) Zoning classification to the annexed parcels.**

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- f. Applicant:** St. Vincent de Paul
File No.: 2023 - 998
Agent: Brett Ewing, Lane Engineering LLC
Location: 29533 Canvasback Drive, Easton, MD 21601
Tax Map 109, Grid 000, Parcel 4582, Lot 32
Zoning: BC
Request: The applicant is seeking sketch site plan approval to construct a 2,400 square foot building expansion to be utilized for administrative space. The applicant is also seeking to expand the parking lot with the addition of ten (10) parking spaces, to add a drive aisle and other associated improvements. Three (3) existing parking spaces are required to be removed to necessitate the construction of the drive aisle.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning
Rick Van Emburgh, Town Engineer

Applicant Presentation:

Brett Ewing

Public Comment — None

**Commissioner Ryall moved to approve the Sketch Site Plan as submitted.
Commissioner Weber seconded the motion.**

Vote 4 - 0 - 1
FOR: 4 - Dindinger, Toussaint, Ryall, Weber
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - McAndrews

- g. Applicant:** McAllister, DeTar, Showalter & Walker LLC
File No.: 2023 - 997
Location: Corner of Elliott Road & MD RT 328
(Matthewstown Road), Easton, MD 21601
Tax Map 109, Grid 000, Parcel 2866, Lot 9
Zoning: PUD (CG Base Zoning District)
Request: The applicant is seeking a recommendation from the Planning Commission to the Town Council for an Amendment to a previously approved Planned Unit Development (PUD) for the proposed addition of sixteen (16) units for a total of 136 multifamily apartment units on the land of Elliott Road Parcel 2866.

Staff recommends the following:

1. The applicant will need to coordinate with the Town Engineer and State Highway Administration to obtain approval of the revised March 2023 Traffic Impact Study.
2. Add the required bicycle spaces to the Site Plan.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning
Sharon Van Emburgh Esq, Town Attorney

Applicant Presentation:

Brendan Mullaney, Esq., MDSW LLC
Brett Ewing, Lane Engineering
Victoria Hauffman
Jim Didinato

Public Comment — None

Commissioner Weber moved to approve the sketch site plan and to forward a positive recommendation to the Town Council regarding the proposed PUD Amendment with the following conditions:

1. **The applicant shall monitor parking usage, and shall designate additional parking spaces to satisfy additional demand, if needed.**

2. The applicant shall monitor the demand for electric charging stations, and shall provide any necessary infrastructure to fulfill the demand.

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Dindinger, Toussaint, Ryall, Weber
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

- h. Applicant:** 5001 SHR, L.C.
File No.: 2023 - 1024
Agent: Ryan Showalter, Esq.
Location: Oxford Road - Poplar Hill, Easton, MD 21601
Tax Map 042, Grid 0004, Parcel 0057
Zoning: R-10A
Request: The applicant is seeking sketch plat subdivision approval to construct 119 single-family residential units. The applicant is also seeking a waiver to allow an alley length of 616’.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Ryan Showalter, Esq., MDSW LLC
Brett Ewing, Lane Engineering
Jarret Beyer, Lane Engineering

Public Comment:

Tom Ledvina, Papermill Crossing HOA

Chairperson Dindinger moved to approve the sketch subdivision plat and the supplemental waiver request with the following conditions:

1. The applicant shall address all ESDR review comments and the Engineering Department response letter dated August 29, 2023, in conjunction with the submission of a Preliminary Subdivision Plat.
2. The Maryland State Highway Administration and Town’s Engineering Department shall coordinate to decide on the right-in/right-out at the intersection on Oxford Road.

Commissioner Weber seconded the motion.

Vote	<u>3 - 0 - 1 - 1</u>
FOR:	3 - Dindinger, Toussaint, Weber
AGAINST:	0
ABSTAIN:	1 - Ryall
ABSENT:	1 - McAndrews

5. Discussion Items

- a. The East End Small Area Project — The Planning and Zoning Department will hold a public kick-off meeting and workshop on Thursday, October 5, 2023 at 6:30 p.m. at the Waterfowl Building to start the process of developing the East End Small Area Plan. This project is to update the existing East End Housing and Neighborhood Revitalization Plan (approved in September, 1997) to reflect the area's current needs.
- 6. Adjournment** — Chairperson Dindinger moved to adjourn. Commissioner Ryall seconded the motion. The meeting was adjourned at 3:53 p.m.