



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

Tuesday, October 17, 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:

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

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Decision Summary Review —

**Vice Chairperson Molchan moved to approve the September 19, 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. File No.: SE-1035 and V-1035
Applicant: Fur Baby LLC

Location: 210 Marlboro Avenue, Suite 47, Easton, MD 21601
Tax Map 101, Grid 0020, Parcel 0491

Zoning: CG

Request: The applicant is requesting a Special Exception from the following section of the Zoning Ordinance: Section 28-201 Permitted Uses (Table 2.1 (2) (208)) to allow the use of a Commercial Kennel in a Commercial General Zoning District.

The applicant is also seeking a Variance from the following section of the Zoning Ordinance Section 28-1007.2.A.9.a, the minimum setback from any property line for any buildings or runs associated with a commercial kennel.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

James Shaffer, Director of Operations

Public Comment:

Ryan Showalter *Esq.*

Chairman Cotter moved to approve the Special Exception and Variance request as submitted by the applicant with conditions:

- 1. The applicant shall submit a sound study and a buildout plan for sound control as deemed appropriate by staff.**
- 2. The applicant shall utilize all odor reduction technologies as presented by the applicant’s testimony as part of the plans submitted to the Building Inspection Department for a commercial building permit.**

Vice Chairperson Molchan seconded the motion.

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

4. Discussion Item —

- a. October 24, 2023 Board of Zoning Appeals Meeting — At their September 19, 2023 meeting, the Board unanimously voted to schedule a public hearing for Aspire Apartments LLC to be held on Tuesday, October 24, 2023 at 6:00 p.m. The Board is now asked to consider rescheduling the hearing for this application

as it conflicts with a regularly scheduled Talbot County Council meeting. Considering the burden of delay on the applicant and the cost of readvertising, the Board did not vote to reschedule the Tuesday, October 24th hearing. The Board encouraged those who are not able to attend in person to submit their comment for public record.

Applicant Presentation:

Ryan Showalter, Esq.

Public Comment:

Keasha Haythe

5. **Adjournment** — Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. This meeting was adjourned at 9:53 a.m.