



**Town of Easton Planning Commission
Decision Summary**

Thursday, November 16, 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 - 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. October 19, 2023 - The Commission noted the following correction to the draft decision summary:
 - i. Item 5.c.: Modify language to the motion for accuracy.

Vice Chairperson Toussaint moved to approve the October 19, 2023 Decision Summary with amendments. Commissioner McAndrews 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:** Shore Health System / University of Maryland Medical System
File No.: 2023 - 1027
Location: Longwoods Road Parcel 0129, Easton, MD 21601
Tax Map 017, Grid 023, Parcel 0129, Lot 3/5
Zoning: RH
Request: The applicant is seeking architectural approval of a proposed medical center with additional landscaping, screening, and associated connectivity for all emergency access points. This application received sketch site plan approval and a Supplemental waiver request by the Commission at their October 19, 2023 meeting subject to the following conditions:

1. The applicant shall address any remaining Easton Staff Development Review comments in conjunction with the submission of a Development Site Plan.
2. The applicant shall investigate appropriate measures to minimize bird strikes.
3. The applicant shall explore all ingress and egress options of emergency access points with the Town Engineer and Vice Chairperson Toussaint.
4. The applicant shall return to the Planning Commission for architectural approval and to address the need for any additional landscaping and/or screening based upon its structural viewpoints.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Kenneth Webb

Public Comment — None

Commissioner Weber moved to approve the architecture as submitted, with the finding that all prior conditions from the October 19, 2023 Planning Commission meeting have been satisfied by the applicant. Commissioner McAndrews seconded the motion.

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

4. New Business

a. Applicant: Paquin Design

File No.: 2023 - 1032

Location: 123 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1987 and 1988

Zoning: CB

Request: The applicant is seeking site plan approval to construct a 11,400 square foot building shown as a three-story Live-Work Building with first floor commercial, and six (6) residential units on the second and third floors. Other associated improvements include fifteen (15) parking spaces, drive aisle and other stormwater management facilities and landscaping. On September 25, 2023, the Historic District Commission granted a Certificate of Appropriateness for the proposed architecture and demolition of the existing single-story building.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brendan Mullaney, Esq.

Brent Paquin, Paquin Design

Brett Ewing, Lane Engineering

Public Comment — None

Commissioner Weber moved to approve the sketch site plan with the condition that the applicant shall add additional landscaping on the property facing West Street. Commissioner Ryall seconded the motion.

Vote 5 - 0

FOR: 5 - Dindinger, Toussaint, McAndrews, Ryall, Weber

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

5. Discussion Items

- a.** Continue Discussion of the Comprehensive Plan Update — An ongoing review and discussion of the Comprehensive Plan resumed. This is a continuation of the October 11, 2023 Comprehensive Plan Workshop to discuss the first four (4) Draft chapters of the Comprehensive Plan including: the Introduction, Plan

Background, Land Use, and Community Character Chapters.

- i. 2023 Design Principles — The Commission revisited the language presented for the 2023 Design Principles in the Community Character chapter of the Plan. Commissioner Klein reiterated his request for proposed language to Design Principle # 4 - Ample Open Space to include: “...*any such required park areas may be provided as either active, passive, or natural park areas, as deemed appropriate by the Planning Commission and with consultation by the Park Board during project review*”; and proposed broader language to the Inclusionary Zoning section of Design Principle #7 - Neighborhoods Should Contain a Diversity of Housing Types.
 - ii. The Role of Infill and Redevelopment — The Role of Infill and Redevelopment in Easton’s Growth Strategy is a newly drafted section of the Community Character chapter of the Plan that encourages infill on appropriate projects, and focuses on the compatibility for infill and redevelopment in existing neighborhoods. The Commission recommended removing the capitalization wherever “smart growth” is characterized; and to replace the language for other depictions of smart growth including: “*government mandated growth policies*” and “*State growth policies*”.
 - iii. The Role of Major Retail — The language in the Role of Major Retail in Easton section of the Community Character chapter was recommended without any changes to the Town’s general policies. The Commission favored the language as presented.
 - iv. Land Use, and Community Character Goals and Objectives — The Commission deliberated on the appropriateness of the language as presented for the proposed goals and objectives referenced throughout the Land Use chapter and Community Character chapter of the Plan. The Commission generally favored the language as presented, and requested the future development of supplemental design guidelines for the Community Character section.
- b. Zoning Requirements for Adult-Use Cannabis Dispensaries — Pursuant to a recommendation to the Council to adopt new and/or revised cannabis regulations, staff presented a draft of amendments to the Zoning Code to regulate the various cannabis-related uses. The Commission proposed a revision to all of the cannabis related uses listed under the Miscellaneous/Combination/Hybrid Uses in the Table of Permissible Uses. The Commission also recommended clarifying language to the odor control standards to be found under Cannabis Dispensary in the Commercial Uses section.

Staff Presentation:

Lynn Thomas, Town Planner

Sharon Van Emburgh *Esq.*, Town Attorney

- c. Continued discussion of Amendments to Zoning Ordinance — At their October 19, 2023 meeting, the Commission respectfully recommended to the Council no changes to their original proposal pursuant to Missing Middle Housing types, and provided language and other visuals to the Council to supplement their findings. Considering the public's unfavorable reaction to this recommendation at the Council's November 6, 2023 Public Hearing, the Commission suggested the scheduling of a joint workshop to address concerns with the zoning text amendments, and to provide the Council a better understanding of the Commission's recommendation. This joint work session will be scheduled at a later time.
6. **Adjournment** — Chairperson Dindinger moved to adjourn. Commissioner McAndrews seconded the motion. The meeting was adjourned at 4:02 p.m.