



**Town of Easton Planning Commission
Decision Summary**

Thursday, January 18, 2024 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

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
Tom Klein
Victoria McAndrews
William Ryall
Michael Ports, Alternate

Staff:

Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon Van Emburgh *Esq.*, Town Attorney
Rick Van Emburgh, Town Engineer
Samantha Smith, Administrative Specialist

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

1. Call to Order — Chairperson Dindinger called the meeting to order at 1:00 pm.

2. Decision Summary Review —

- a. December 21, 2023 - The Commission noted the following correction to the draft decision summary:
 - i. Lines 265 and 274: Strike: “...*massing and architectural enhancements*” from motion and amended motion ; Add: “*architectural design*”.
 - ii. Line 283: Correction to roll call vote.

Vice Chairperson Toussaint moved to approve the December 21, 2023 Decision Summary with amendments. Commissioner Ryall seconded the motion.

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

ABSTAIN: 0
ABSENT: 0

3. Old Business — None

4. New Business

- a. **Applicant:** Rise Up Dover Road LLC
File No.: 2023 - 1079
Location: 618 Dover Road, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 1021
Zoning: CB
Request: The request for Sketch Site Plan and Architectural approval to construct a one-story addition to the rear of the existing building located at 618 Dover Road has been withdrawn from the January 18, 2024 Planning Commission agenda.
- 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 third draft of amendments to the Zoning Code to regulate the various cannabis-related uses. At their December 21, 2023 meeting, the Commission recommended language for the prohibition of sales restriction to be included in the supplemental standards for cannabis processing facilities; and for the addition of supplemental standards for various cannabis-related uses including visual displays and lighting/signage, drive-thrus, hours of operation and security, and the storage of fertilizers and pesticides.

Following a discussion of the third draft of amendments, the Commission made a recommendation to strike: “*There shall be no display of unpackaged cannabis visible to the general public*” from the proposed language in the supplemental standards for 19.e. under Cannabis Dispensaries, 7.f in Cannabis Growing Facilities, and 8.d. under Cannabis Processing Facilities. The Commissioners generally agreed that this language is broadly covered under the current State of Maryland legislation, and overreaches the extent of their authority. The Commission also recommended striking the language that requires the sharing of security measures with the Easton Police Department and Easton Planning Commission as referenced in 7.g.ii. under Cannabis Growing Facilities, and 8.d under Cannabis Dispensaries. The Commission further discussed various aspects of worker’s health and safety regulations that are preempted by the State and/or the Occupational Safety and Health Administration (OSHA), and subsequently recommended to strike the language in supplemental standard 7.g.i. of Cannabis Growing Facilities that requires a buildout strategy/plan to minimize the use of various synthetic toxins. Staff will do further research to ensure that any significant concerns for security and worker’s health/safety regulations that have

been raised are sufficiently satisfied under the State of Maryland licensing requirements. Finally, in the Table of Permissible Uses, the Commission favored the additional requirement for a dispensary with a drive-thru window to be permitted via a Special Exception.

Staff Presentation:

Lynn Thomas, Town Planner
Sharon Van Emburgh *Esq.*, Town Attorney

Public Comment — None

Commissioner Ryall moved to forward a favorable recommendation of the proposed draft of zoning requirements for adult-use cannabis dispensaries to the Town Council with the proposed amendments. Vice Chairperson Toussaint seconded the motion.

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

- c. Election of 2024 Officers — The Commission unanimously agreed to continue the ongoing succession plan with a 2-year term limit for Officers.

Victoria McAndrews moved to re-elect the current slate of Officers. Tom Klein seconded the motion.

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

5. Discussion Items

- a. New Town Design Guidelines — Vice Chairperson Toussaint led an open exercise in an effort to revitalize the Town’s design guidelines and zoning regulations. Inspired by the Roman architect Vitruvius’ Three Principles of Architecture, the Commission explored conceptual ideas about design quality in aspects of “durability”, “usefulness” and “beauty”. The Commission will continue developing these desired characteristics, and will further develop language to be easily interpreted within the Comprehensive Plan.

- b.** Attainable Housing - Follow up from the January 16, 2024 Joint Workshop — The Commission reflected on the outcome of the Attainable Housing Joint Workshop. The Commission agreed that occasional joint workshops are a resourceful manner to address their recommendation to the Council for notable projects, and suggested the appointment of a representative from the Commission to the Attainable Housing Task Force.
 - c.** The Park Advisory Board is anticipated to review draft language for the Parks and Rec 2024 Annual Plan at their January 22, 2024 meeting.
- 6. Adjournment** — Chairperson Dindinger moved to adjourn. Vice Chairperson Toussaint seconded the motion. The meeting was adjourned at 3:17 p.m.