



**Town of Easton Planning Commission
Decision Summary**

Thursday, March 21, 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-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Jennifer Dindinger, Chairperson
Philip Toussaint, Vice Chairperson
Tom Klein
Michael Ports
William Ryall
Victoria McAndrews, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
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

1. Call to Order — Chairperson Dindinger called the meeting to order at 1:02 pm.

2. Decision Summary Review —

- a. February 15, 2024 - The Commission noted the following correction to the draft decision summary:
 - i. Line 96: Add to Motion: *“The Commission made a request for the applicant to explore the feasibility of providing a playground or tot lot within the Stormwater area with Staff during the Development Site Plan review phase.”*
 - ii. Line 262: Add to Motion: *“The Commission made a request for the applicant to provide a landscape plan with appropriate plantings during the Building Inspection review phase.”*

Commissioner Klein moved to approve the February 15, 2024 Decision Summary with amendments. Commissioner Ryall seconded the motion.

Vote	5 - 0
FOR:	5 - Dindinger, Toussaint, Klein, Ports, Ryall
AGAINST:	0

ABSTAIN: 0
ABSENT: 0

3. Old Business — None

4. New Business

- a. Applicant:** John and Kimberly Wooters
File No.: 2024 - 1137
Location: 7365 Brett Road, Easton, MD 21601
Tax Map 0108, Grid 0000, Parcel 2777E, Lot 23
Zoning: R-10A
Request: The applicant is seeking a supplemental waiver for the construction of a 20' x 30' one-story pole building garage with a 2' x 12' concrete apron, and a 4' x 4' service pad. A portion of the structure will reside inside the 100' Perennial Stream Buffer Zone. The proposed alternative buffer would measure 86.4'.

Staff recommends the following condition:

1. The applicant is required to obtain a building permit for the installation of the garage.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Rick Van Emburgh, Town Engineer

Applicant Presentation:

John Wooters
Kimberly Wooters

Public Comment — None

Commissioner Ryall moved to approve the Supplemental Waiver Request subject to the condition that the applicant shall verify with the Town Engineer that the location of the pop-up emitters is outside the 100' stream buffer. Commissioner Ports seconded the motion.

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

b. Applicant: 128 S. West Street LLC
File No.: 2024 - 1148
Location: 128 S. West , Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1190
Zoning: CB
Request: The request to allow the use of a portable on demand storage (POD) to remain at 128 S. West Street on a long term basis has been withdrawn from the March 21, 2024 Planning Commission agenda.

c. Applicant: Blue Crab Self Storage LLC
File No.: 2022 - 780
Location: 28860 Fausley Wood Court, Easton, MD 21601
Tax Map 0025, Grid 0016, Parcel 0138, Lot 6C
Zoning: I
Request: The applicant is seeking sketch site plan approval to construct a 4,400 square foot (SF) one-story climate-controlled self-storage building (Building #1), and a 4,400 SF one-story office and storage building (Building #2) with associated stormwater management, parking and landscaping.

Staff recommend the following condition:

1. The applicant is required to adhere to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce-Business Park-Book: 2916, Page: 104, as approved by the Declarant.

Staff Presentation:

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

Applicant Presentation:

Joshua Startt AIA, Christine M. Dayton Architect, P.A.

Public Comment:

Ryan Showalter, *Esq.*
Steve Hershey, 8846 Mistletoe Drive

Vice Chairperson Toussaint moved to approve the sketch site plan subject to the condition that the applicant shall adhere to the November 5, 2021 Declaration of Covenants for Mistletoe Hall Commerce-Business park-Boo: 2916, Page: 104, as approved by the Declarant. Commissioner Ryall seconded the motion.

Vote 5 - 0

FOR: 5 - Dindinger, Toussaint, Klein, Ports, Ryall
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

- d. Applicant:** Lane Engineering, LLC
File No.: 2024 - 1129
Location: 7872 Ocean Gateway, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2990
Zoning: CG
Request: The applicant is seeking sketch site plan approval for the redevelopment and construction of two (2) buildings and on what will eventually be two (2) lots. The redevelopment includes a 24,000 square foot (SF) two-story medical clinic (Lot 1), and a 19,250 SF retail store (Lot 2) with a 2,999 SF mezzanine office space and associated improvements located within the medical building.

Staff recommend the following condition:

1. The applicant is required to address the Engineering Department's conditions:
 - 1.1. Provide a sidewalk from the existing sidewalk on the east side of Purdy Street along the entire length of the west property line, within the existing Utility Easement, to connect to the proposed future Rail Trail on the Town of Easton parcel to the north (per Section 28-1016.C of the Town Zoning Code). This would be consistent with the Town of Easton Comprehensive Plan's Transportation section.
 - 1.2. A protective feature such as curb or bollards will need to be installed between stormwater management features and adjacent parking stalls.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Rick Van Emburgh, Town Engineer
Sharon Van Emburgh *Esq.*, Town Attorney

Applicant Presentation:

Brett Ewing, Lane Engineering LLC
Ryan D. Showalter *Esq.*
Keith Fisher, Fisher Architecture

Public Comment — None

Vice Chairperson Toussaint moved to approve the sketch site plan subject to the following conditions:

- 1. The applicant shall provide a sidewalk from the existing sidewalk on the East side of Purdy Street within the existing Utility Easement along the entire length of the West property line to connect the proposed Rail Trail on the Town of Easton parcel to the North (per Section 28-1016.C of the Town Zoning Code).**
- 2. The applicant shall provide a protective feature such as curb, or bollards between the stormwater management features and adjacent parking stalls.**

Commissioner Ryall seconded the motion.

The Commission made a request for the applicant to consider an alternative color scheme for the buildings.

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

5. Discussion Items

- a. Land Use — The Commission briefly deliberated over potential improvements in commercial land uses, more specifically industrial and business parks, and strategic ways to incentivize denser housing.
- b. Draft Review of the Inclusionary Zoning Ordinance — The Planning Commission scheduled a special workshop for Wednesday, April 17, 2024 at 11:00 a.m. for the purpose of reviewing and discussing the components of the draft Inclusionary Zoning Ordinance. The Commission is anticipated to make a formal recommendation of this draft to the Easton Town Council prior to the introduction of new legislation.
- c. Potential Revisions to the Zoning and Subdivision Text Amendments — In late 2022, the Commission finalized a proposed set of Zoning Code amendments to the Town Council (excluding the desired changes to the Table of Permissible Uses pursuant to developing Missing Middle Housing Types) that became effective on February 25, 2024. Considering that no revisions to the Zoning Code amendments were proposed in 2023, and recent circumstances in which specific applications would benefit from updated amendments, Staff has now presented a new set of potential revisions to the Zoning Code amendments to be revisited and further

discussed.

Of the proposed amendments listed in the March 13, 2024 staff memorandum, the Commission will provide feedback on the language, and hold an expanded discussion of various issues at a later meeting and/or workshop including:

- i. Donation Centers
- ii. Single Family Home Criteria
- iii. Revised Internal Illumination Standards for Signage
- iv. Site Triangle Distance
- v. Minimum Parking Space Requirements
- vi. Parking Space Dimensions
- vii. Article 12: Non-conformities
- viii. Fuel Price Regulations for Freestanding Signs
- ix. Driveway Materials (Impervious Surfaces)
- x. Corrections to the Zoning Map
- xi. MXW Standards
- xii. Food Trucks
- xiii. Parking Standards

The Commission indicated that Staff may begin to draft language for issues such as: revisions to the eave line language; definitions for sheds, swimming pools and patios; restaurant use types; and clarifying intrusions into easements vs. setbacks. The Commission also indicated that they would like to see the removal of the language for “Tree of Heaven” as an appropriate street tree type; and parking districts from the Zoning Code.

- d. Continued discussion of New Town Design Guidelines — The ongoing discussion of the New Town Design Guidelines was tabled to a future Planning Commission meeting. Vice Chairperson Toussaint is in the process of creating a draft version of language for fundamental design principles of the recently developed categories in the design guidelines.
- 6. Adjournment** — Chairperson Dindinger moved to adjourn. Vice Chairperson Toussaint seconded the motion. The meeting was adjourned at 3:22 p.m.