



**Town of Easton Planning Commission
Decision Summary**

Thursday, April 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/AgendasAndMinutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

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
Ryan Heckler, Building Inspector
Tom Diem, Building Code Official
Jackie Naylor, Code Enforcement Director
Susan Filbird, Code Enforcement Officer
Samantha Smith, Administrative Specialist

- 1. Call to Order** — Chairperson Dindinger called the meeting to order at 1:00 pm.
- 2. Decision Summary Review** —
 - a.** March 21, 2024 - The Commission noted the following correction to the draft decision summary:
 - i.** Line 240: Clarifying language to the list of proposed text amendments to be further discussed including Revised Internal Illumination Standards for Signage and Food Trucks.

Commissioner Klein moved to approve the March 21, 2024 Decision Summary with amendments. Commissioner McAndrews seconded the motion.

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

ABSTAIN: 0
ABSENT: 0

3. Old Business

- a. Applicant:** Four Sisters Halal Meat & Groceries
File No.: 2019 - 0070 / 2024 -1166
Location: 600 Dover Road, Suite 105 Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 1053
Zoning: CB
Request: At their July 18, 2019 meeting, the Commission moved (4-1) to approve a Planned Redevelopment (PR) Overlay application for a five-year period with the condition that if the applicant ceases to operate on the property located at 600 Dover Road, the trailer shall be removed. The applicant is now seeking approval for a continuance of the previously approved (PR) Overlay application for the long-term use of an 8' wide by 20' long mobile food truck to remain on the West side of the building at a designated parking space with a no parking zone to provide pedestrian access.

Staff recommends the following conditions:

1. Any tripping hazards shall be removed as deemed necessary by the Building Inspection Division.
2. The applicant shall add cross-hatching for the no parking zone to provide pedestrian access.
3. The applicant shall address the Town's Building Inspection Division review comments:
 - a. The Town of Easton Building Department is requesting a Plumbing permit application to be filled out and returned to the Building Inspection Division. We are asking for the owners to outline on the application everything plumbing related that deals with this food truck. The application should include exactly how clean and "dirty" water is being dealt with, including where and how these connections terminate, as well as how grease is being separated prior to disposal into the Town sanitary.
 - b. Based on the information presented to us, a plumbing permit may or may not be issued. We cannot say for certain until received. But by supplying us with that information on an official application you have allowed us the opportunity to make that determination.
4. The applicant shall address the Talbot County Health Department

Office of Environmental Health review comment:

- a. As a result of a meeting held between this office and Andleeb Khurshid on 2/18/20, Andleeb agreed to maintain and submit a record of each time the mobile unit was transported to another venue/event/location to demonstrate that the unit moves as part of its routine operation to change location for sales and stay within compliance of COMAR 10.15.03. This office has not received a record for the year 2023, therefore we cannot say whether the unit has moved as part of its routine operation within the last year.

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Joseph Mayer, Plan Reviewer
Sharon Van Emburgh Esq, Town Attorney
Ryan Heckler, Building Inspector

Applicant Presentation:

Andleeb Khurshid, Four Sisters Owner
Garrett Fitzgerald, Property Owner

Public Comment — None

Public Comment Written:

Joan Leanos

Vice Chairperson Toussaint moved to approve the request subject to the following staff recommended conditions:

1. **Any tripping hazards shall be removed as deemed necessary by the Building Inspection Division.**
2. **The applicant shall add cross-hatching for the no parking zone to provide pedestrian access.**
3. **The applicant shall address the Town’s Building Inspection Division review comments:**
 - a. **The Town of Easton Building Department is requesting a Plumbing permit application to be filled out and returned to the Building Inspection Division. We are asking for the owners to outline on the application everything plumbing related that deals with this food truck. The application should include exactly how clean and “dirty” water is being dealt with, including where and how these connections terminate, as well as how grease is being separated prior**

to disposal into the Town sanitary.

b. Based on the information presented to us, a plumbing permit may or may not be issued. We cannot say for certain until received. But by supplying us with that information on an official application you have allowed us the opportunity to make that determination.

4. The applicant shall address the Talbot County Health Department Office of Environmental Health review comment:

a. As a result of a meeting held between this office and Andleeb Khurshid on 2/18/2020, Andleeb agreed to maintain and submit a record of each time the mobile unit was transported to another venue/event/location to demonstrate that the unit moves as part of its routine operation to change location for sales and stay within compliance of COMAR 10.15.03. This office has not received a record for the year 2023, therefore we cannot say whether the unit has moved as part of its routine operation within the last year.

Commissioner Klein seconded the motion.

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

4. New Business

- a. **Applicant:** 128 S. West Street LLC
File No.: 2024 - 1148
Location: 128 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1990
Zoning: CB
Request: The applicant is seeking approval to allow the existing 8' x 20' portable on demand storage (POD) unit to remain on-site for a long term basis.

Background: On January 11, 2021, the Historic District Commission (HDC) granted a Certificate of Appropriateness for the proposed addition and exterior renovations on the contributing structure located at 128 S. West Street. On February 18, 2021, the Planning Commission (Commission) reviewed a minor subdivision plat for 128 S. West Street as a Discussion Item. The Commission voted (5-0) to recommend the concept as presented and setbacks as shown on the submission at the appropriate location however, the vote was not a formal approval. On May 20, 2021, the Commission moved (4-0) to approve the minor

subdivision plat as submitted. The minor subdivision plat, KMD 89-145 was recorded on September 13, 2021. On January 11, 2022, the HDC granted a Certificate of Appropriateness for the relocation of a shed. On February 20, 2024, the applicant obtained a Zoning Certificate for Temporary Use of a POD to remain on-site for a 30 day limit; on March 12, 2024, this use was extended for an additional 30 day time period until the pending Planning Commission review at their April 18, 2024 meeting for a use longer than sixty days.

Staff recommends the following condition:

- 1. Establish a time limit to remain through April 18, 2026.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Tom Diem, Building Code Official
Jackie Naylor, Code Enforcement Officer
Susan Filbird, Code Enforcement Officer

Applicant Presentation:

Noah Matten, 128 S. West Street LLC

Public Comment — None

Vice Chairperson Toussaint moved to approve the request to remain for one (1) year of use (April 18, 2025). Commissioner McAndrews seconded the motion.

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

- b. Applicant:** Corrigan & Trippe Ventures, LLC
File No.: 2024 - 1115
Location: East Side of Ocean Gateway, South of Dutchmans Lane, Easton, MD 21601
Tax Map 0034, Grid 0024, Parcels 0128 & 0175
Current County
Zoning: TC/TR
Requested
Town Zoning: R-10A
Request: The applicant is seeking Annexation of 17.329 acres of property located on the easterly side of the public known as Ocean Gateway, and southern side of Dutchmans Lane, Easton, Maryland, Tax Map 0034, Grid 0024, Parcels 0128 & 0175 with a formal recommendation to the Town Council which will include findings as to the request’s consistency with the Comprehensive Plan, as

well as a formal recommendation concerning the Annexation and the proposed Zoning Classification of R-10A to the property.

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:

Zachary A. Smith Esq., Armistead, Lee, Rust & Wright, PA
William Corrigan, Owner

Public Comment:

Tom Alspach, Talbot Preservation Alliance
Becky and Orville Allen, 7567 Ocean Gateway
Norma Hallegos and Ashley Guillen, 7511 Ocean Gateway

Public Comment Written:

Becky and Orville Allen, 7567 Ocean Gateway

Vice Chairperson Toussaint moved to table the application. Commissioner Klein seconded the motion.

The Commission made a request for staff to work with the applicant to provide recommended language in an Annexation Agreement to address a commitment to attainable housing; alternatives for traffic, safety and connectivity; and other environmental site conditions including access to amenities.

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

- c. Applicant:** Fink, Whitten & Associates
File No.: 2024 - 1130
Location: 220 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1902
Zoning: R-7A
Request: The applicant is proposing to subdivide the property located at 220 South Street to create two lots (Lots 1 and 2) and is seeking a Supplemental Waiver Request of two (2) parking spaces for the proposed Lot 2. At their April 16, 2024 meeting, the Board of Zoning Appeals (Board) moved (3-0) to approve a variance request from the minimum rear and side setbacks in the R-7A zoning district with the condition that: 1) The applicant shall comply with all

Subdivision Regulations and obtain all applicable Building permits; and 2) As determined by the findings of the Board including the applicant's submission and Town staff report, the recorded plat shall indicate that any subsequent expansion or encroachment into the setback is required to appear before the Board prior to approval.

Staff recommend the following conditions:

1. The waiver should be modified to request three (3) parking spaces.
2. Approval of the parking waiver is contingent upon the Board of Zoning Appeals decision and the applicant obtaining all applicable building permits and a Certificate of Occupancy for the accessory dwelling on Lot 2.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Elizabeth "Ebie" Fink

Pamela Into, Owner

Public Comment - None

Public Comment Written:

Joyce DeLaurentis, 215 Talbot Street

Commissioner McAndrews moved to approve the waiver request for three (3) parking spaces. Vice Chairperson Toussaint 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. Follow up from the April 17, 2024 Inclusionary Zoning Ordinance Workshop — The Commission scheduled an additional special workshop for Thursday, May 23, 2024 at 10:00 am for the purpose of continuing the review and discussion 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.

6. **Adjournment** — Chairperson Dindinger moved to adjourn. Vice Chairperson Toussaint seconded the motion. The meeting was adjourned at 4:00 p.m.