



**Town of Easton Planning Commission
Decision Summary**

Thursday, May 16, 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:

Philip Toussaint, Vice Chairperson
Tom Klein
William Ryall
Michael Ports, Alternate

Staff:

Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sierra Clem, Engineering Technician
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Jennifer Dindinger, Chairperson
Victoria McAndrews

Staff:

Miguel Salinas, Planning and Zoning Director
Sharon Van Emburgh Esq, Town Attorney
Rick Van Emburgh, Town Engineer

- 1. Call to Order** — Vice Chairperson Toussaint called the meeting to order at 1:00 pm.
- 2. Decision Summary Review** —
 - a. April 18, 2024 - The Commission noted the following correction to the draft decision summary:

- i. Line 309: Edit to public comment record for accuracy.

Commissioner Ryall moved to approve the April 18, 2024 Decision Summary with amendments. Commissioner Ports seconded the motion.

<u>Vote</u>	<u>4 - 0 - 2</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

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 0017, Grid 0023, Parcel 0129
Zoning: RH
Request: The applicant is seeking approval for a general signage plan for the temporary placement of a 10' x 20' construction site sign, and a 4' x 8' sign in the RH District.

Staff recommends the following condition:

1. Prior to the removal of the temporary construction site signs, the applicant is required to obtain approval from the Planning and Zoning Commission for an amendment to the General Signage Plan that depicts the permanent placement of signs.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Applicant Presentation:

Ryan Showalter, *Esq.* MDSW LLC

Public Comment — None

Public Comment Written — None

Commissioner Klein moved to approve the signage plan request to place one (1) 10' x 20' sign along Route 50, and one (1) 4' x 8' sign along Route 622 subject to the following condition:

1. **Prior to the removal of the temporary construction site signs, the applicant shall obtain approval from the Planning and Zoning Commission for an amendment to the General Signage Plan that depicts the permanent placement of signs.**

Commissioner Ryall seconded the motion.

Vote	<u>4 - 0 - 2</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0

ABSENT: 2 - Dindinger, McAndrews

- b. Applicant:** Far Eastern Shore Winery
File No.: 2023 - 0989
Location: 8374 Ocean Gateway, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 2952
Zoning: CG
Request: The amendment to a previously approved signage permit for a multi-building property at 8374 Ocean Gateway has been withdrawn from the May 16, 2024 Planning Commission agenda.
- c. 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 highway 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

Applicant Presentation:

Zachary A. Smith, *Esq.* Armistead, Lee, Rust & Wright, P.A.

Public Comment:

Drake Ferguson, 7254 Doral Court
Elizabeth Ferguson, 7254 Doral Court
Catherine Wilson, 29726 Lyons Drive
Becky Allen, 7567 Ocean Gateway
Ashley Guillen, 7511 Ocean Gateway
Tom Alspach, Talbot Preservation Alliance
Kathryn Kemp, 7254 Doral Court
Lynn Randall, 24716 Lyons Drive
Jim Bent, Affordable Housing Board

Public Comment Written:

Orville & Becky Allen, 7567 Ocean Gateway

Angie Jones

Commissioner Klein moved to forward a favorable recommendation to the Town Council for the annexation of the 17.329 acre parcel of land with the following determinations:

- 1. The proposed Annexation request is consistent with the Town's Comprehensive Plan.**
- 2. The Commission recommends the assignment of the R-10A Residential Zoning classification to the annexed parcels.**

Commissioner Ports seconded the motion.

Vote	<u>3 - 1 - 2</u>
FOR:	3 - Toussaint, Klein, Ports
AGAINST:	1 - Ryall
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

4. New Business

- a. Applicant:** Lane Engineering, LLC
File No.: 2024 - 1182
Location: 139 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 0612
Zoning: CB
Request: The applicant is seeking sketch subdivision approval as well as a recommendation to the Town Council regarding a PUD Infill request to construct twenty-four (24) four-story townhomes, and nine (9) single-family detached dwellings with associated parking, stormwater management facilities, and landscaping. The applicant also indicated that the project would provide private solid waste removal services. At their May 13, 2024 meeting, the Town of Easton Historic District Commission granted a Certificate of Appropriateness for the demolition of a non-contributing building (the former Safeway building), and the subsequent construction of the 33 total units.

Staff recommends the following conditions:

1. The applicant will need to coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study.
2. The applicant shall address all prior Easton Staff Development Review (ESDR) comments intended to be completed during the Preliminary Site

Plan review.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner

Applicant Presentation:

Ryan Showalter, *Esq.* MDSW LLC
Brett Ewing, Lane Engineering LLC
Jarret Beyer, Lane Engineering LLC
Robbie Miller, Miller Development
Maurice Walters, Maurice Walter Architecture

Public Comment:

Lisa Stone, 204 Brookletts Avenue
Joseph Minarick, 128 S. Harrison Street
Lynn Mielke, 28415 Pinehurst Circle
Alice Carr, 107 Brookletts Avenue
Tom Alspach, Talbot Preservation Alliance

Public Comment Written — None

Commissioner Ports moved to approve the sketch subdivision plan, and to forward a favorable recommendation to the Town Council regarding approval for the PUD Infill request with findings consistent with the Town’s Comprehensive Plan subject to the following conditions:

- 1. The applicant shall coordinate with the Town Engineer and State Highway Administration to obtain approval of the Traffic Impact Study.**
- 2. The applicant shall address all prior Easton Staff Development Review (ESDR) comments intended to be completed during the Preliminary Site Plan review.**

Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0 - 2</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

- b. Applicant:** Davis, Bowen & Friedel, Inc.
File No.: 2024 - 1156
Location: 28640 Mary’s Court, Easton, MD 21601
Tax Map 0025, Grid 0022, Parcel 0046, Lot 14

Zoning: BC

Request: The applicant is requesting a supplemental parking waiver from the minimum required off-street parking spaces. The applicant is proposing to provide 138 parking spaces. The current Code requires 195 parking spaces. This application (SE -1156/ SE 24-04) is scheduled to appear on the May 21, 2024 Board of Zoning Appeals agenda to obtain a Special Exception pursuant to use 304 in Table 2.1 of Section 28-201 of the Zoning Ordinance, to be utilized as a Fire, Rescue, or Police Station in the BC - Business Commercial Zoning district. The Talbot County Sheriff's Office and the Talbot County Department of Emergency Services intend to relocate their offices to this newly improved facility.

Staff recommends the following condition:

1. The applicant is required to obtain approval from the Board of Zoning Appeals to obtain a Special Exception pursuant to use 304 in Table 2.1 of Section 28-201 of the Zoning Ordinance, to be utilized as a Fire, Rescue, or Police Station.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner

Applicant Presentation:

Robert J. Duma, P.E. Davis Bowen & Friedel, Inc.
Jean Weisman, Talbot County Department of Public Works
Brian Lecates, Director of Talbot County Emergency Services
Captain Steve Elliott, Talbot County Sheriff's Office

Public Comment — None

Public Comment Written — None

**Commissioner Klein moved to approve the waiver request as submitted.
Commissioner Ports seconded the motion.**

<u>Vote</u>	<u>4 - 0</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

Vice Chairperson Toussaint called for a brief recess at 3:20 p.m. The meeting was called to Order at 3:27 p.m.

- c. **Applicant:** Rauch Inc.
File No.: 2024 - 1178
Location: 521 August Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1028
Zoning: CB
Request: The applicant is seeking sketch site plan approval for the development of a 2-story mansion apartment building comprising 3,330 square feet (SF) of gross floor area (GFA) with a total of seven (7) units with associated site improvements including permeable pavers, and a SWM planter box to provide stormwater management. At their January 22, 2024 meeting, the Historic District Commission granted a Certificate of Appropriateness for the proposed redevelopment plan.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner

Applicant Presentation:

Zachary A. Smith, *Esq.* Armistead, Lee, Rust & Wright, P.A.
Virginia Richardson, Rauch Inc.

Public Comment:

Ian Williams, 517 August Street
Joseph Minarick, East End Neighborhood Association

Public Comment Written — None

**Commissioner Ryall moved to approve the sketch site plan as submitted.
Commissioner Klein seconded the motion.**

<u>Vote</u>	<u>4 - 0</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

- d. Shore Health System / UMMS Water and Sewer Service Plan — Mr. Ryan Showalter Esq. was present on behalf of Shore Health System (Applicant) with a proposed amendment to the existing Development Rights and Responsibilities Agreement (DRRA) pursuant to the development of the new Shore Health System Hospital. The current 2014 DRRA includes a significant amount of detail associated with the extension of infrastructure which serves the property. The amendments in this revision include deletions to much of the language involving facilities and infrastructure that have since become outdated. These provisions which are detailed to assign infrastructure commitments and responsibilities in the

first phase of development are to be addressed in a separate Public Works Agreement. The amendment also includes an extension of the term of the DRRA from when the original DRRA was recorded in 2014. The Applicant requests for the 30 year term to be extended from the date which the DRRA amendment is signed to assure that consistent zoning is vested. Mr. Showalter attested that this amendment will better serve the rights and interests of both the developer and the Town; and asked for the Commission to determine pursuant to Section 28-1504 of the Zoning Code that this amended DRRA is consistent with the Comprehensive Plan and to forward a favorable recommendation to the Town Council.

Public Comment — None

Public Comment Written — None

Commissioner Klein moved to forward a favorable recommendation to the Town Council regarding approval for the amended Developer's Rights and Responsibilities Agreement with findings consistent with the Town's Comprehensive Plan. Commissioner Ryall seconded the motion.

<u>Vote</u>	<u>4 - 0</u>
FOR:	4 - Toussaint, Klein, Ports, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Dindinger, McAndrews

5. Discussion Items

- a. Potential Revisions to the Zoning and Subdivision Text Amendments — The ongoing discussion of potential revisions to the Zoning and Subdivision Text Amendments was tabled to a future Planning Commission meeting.

- 6. Adjournment** — Commissioner Ryall moved to adjourn. Vice Chairperson Toussaint seconded the motion. The meeting was adjourned at 4:11 p.m.