



**Town of Easton Board of Zoning Appeals
Decision Summary**

Tuesday, July 16, 2024 at 9:00 a.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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Board Members:

Peter Cotter, Chairman
Gary Molchan, Vice Chairman
Zakary A. Krebeck
Paul Weber, Alternate

Staff:

Joseph Mayer, Plan Reviewer
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh, *Esq.* Town Attorney
Aaron Cooper, *Esq.* Legal Associate
Samantha Smith, Administrative Specialist

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner - Long Range

- 1. Call to Order** — Chairman Cotter called the meeting to order at 9:00 a.m.
- 2. Decision Summary Review** —

**Vice Chairman Molchan moved to approve the June 18, 2024 Decision Summary.
Board Member Krebeck seconded the motion.**

<u>Vote</u>	<u>3 - 0</u>
FOR:	3 - Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- 3. Applications** —

a. File No.: SE - 1235 / SE 24 - 07

Applicant: Sunny Side Reproductive Innovations

Location: 611 Dutchmans Lane Unit B, Easton, MD 21601
Tax Map 0107, Grid 0000, Parcel 2477

Zoning: CG

Request: The applicant is requesting a Special Exception pursuant to Section 28-201 of the Zoning Code (Table 2.1 (2) (232)) to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district. This veterinary hospital provides a specialty in veterinary medicine known as Theriogenology that is focused on assisted animal reproduction. The subject property is located in an existing three-unit office building with existing uses within Units A and C that may be most accurately defined as medical services. The applicant is seeking to relocate their niche veterinary services to this facility.

Staff recommends the following condition:

1. The applicant shall submit a plan to staff for review prior to the issuance of an occupancy permit for the proper disposal of any pet waste generated by this use.

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Katie Withowski

Public Comment — None

Public Comment Written — None

Chairman Cotter moved to approve the Special Exception request with the following conditions:

1. Prior to the issuance of an occupancy permit, the applicant shall provide a waste disposal plan as deemed appropriate by staff.
2. The approval of this Special Exception is limited to the use as presented in this application. The Special Exception shall lapse if the scope of the use is intensified or otherwise changed.

Vice Chairman Molchan seconded the motion.

<u>Vote</u>	<u>3 - 0</u>
FOR:	3 - Cotter, Molchan, Krebeck
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. Discussion Item — None

5. Adjournment — Chairman Cotter motioned to adjourn. Vice Chairman Molchan seconded. The meeting was adjourned at 9:10 a.m.