



Planning Commission MEETING AGENDA

Thursday, February 20, 2025 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. **Call to Order**

2. **Approval of Minutes**

- a. Approval of the Draft Decision Summary from the December 19, 2024 meeting.

3. **Old Business**

4. **New Business**

- a. **Applicant:** 2025 - 1372
Owner: Talbot County, Maryland
Location: 10028 Ocean Gateway (Talbot County Community Center)
Tax Map 0017, Grid 0018, Parcel 0038
Zoning District: GI
Nature of Request: Approval for the relocation of the existing monument sign of the Talbot County Community Center in connection with the reconfiguration of the TCCC entrance.
- b. **Application Number:** 2025 - 1370
Applicant: Easton Crossing, LLC
Location: 505 Brookletts Avenue (Easton Crossing)
Tax Map 0104, Grid 00EA, Parcels 1823, 1826 & 1833
Zoning District: BC with a PRD Overlay
Request: Sketch site plan approval for the construction of mixed commercial and residential buildings, parking lots, parks/open space with associated stormwater management facilities. The Applicant is also seeking a supplemental waiver from the landscaping and bufferyard requirements of Chapter 28-

1014.7.E.3(a) & (b)1 and Chapter 28-1014.7.E.5.(a) through (c) of the Zoning Code.

- c. Application Number:** 2025 - 1371
- Applicant:** Town of Easton
- Location:** 801 Port Street (Easton Point Park)
Tax Map 0034, Parcel 0171
- Zoning District:** MXW
- Request:** Sketch site approval of a proposed public boat ramp with associated site improvements including parking, sidewalk, stormwater management facilities and restroom facilities on the existing Town of Easton Point Park.

5. Election of Officers

- a. Election of 2025 Officers.

6. Discussion Item

- a. Design review and approval of the graphics and mechanical equipment screening on a previously approved kitchen facility on the existing property located at 625 Dover Road (Rise Up Coffee Roasters), also known as Tax Map 0103, Parcel 0090.
- b. Pattern Books and Design Guidelines: A discussion with Jay Corvan on developing and incorporating a pattern book for development.
- c. Planned Redevelopment Overlay District (PRD) revisions.

7. Adjournment