



**Town of Easton Planning Commission  
Final Decision Summary**

Thursday, May 15, 2025 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](http://eastonmd.gov)**  
 **[\(eastonmd.gov\)](http://eastonmd.gov)**

**Attendance:**

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner  
Joseph Mayer, Plan Reviewer  
Sharon Van Emburgh, *Esq.* Town Attorney  
Rick Van Emburgh, Town Engineer

**Absent:**

Commission Members:

Victoria McAndrews  
Laurie Forster, Alternate

Staff:

Nicholas Johnson AICP, Planner  
Samantha Smith, Administrative Specialist

**1. Call to Order** — Chairperson Toussaint called the meeting to order at 1:00 pm.

**2. Decision Summary Review** —

**Commissioner Ryall moved to approve the April 17, 2025 Decision Summary.  
Commissioner Klein seconded the motion.**

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

**3. Old Business — None**

**4. New Business**

**a. File No.:** 2025 - 1447

**Applicant:** Lowe's Home Centers, Inc. (Store #1982)

**Location:** 501 Glebe Road, Easton, MD 21601  
Tax Map 0101, Grid 0000, Parcel 0265, Lot 4A

**Zoning:** PUD

**Request:** The Applicant is requesting an amendment to a previously approved Display Plan for the proposed location of the Seasonal Temporary Long-Term Storage area and screening barrier. The Applicant is proposing the addition of 16 parking spaces to the previously approved storage location, and an additional 39 spaces to be utilized for Seasonal Temporary Long-Term Storage between March 1st thru July 1st. The Applicant is also seeking a Parking Waiver from Section 28-1001.3.C of the Zoning Ordinance for four (4) customer parking spaces from the 460 minimum vehicle space requirement.

**Background:** On April 18, 2019, the Planning Commission granted approval for the use of 27 parking spaces for temporary outside storage effective from April 18, 2019 to July 31, 2019. At their February 20, 2020 meeting, the Commission approved a temporary request for seasonal display with the condition of providing screening for the Ruby Tuesday restaurant and Easton Parkway. The Applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening. This request was subsequently granted by the Commission on October 15, 2020 for a period of three (3) years subject to the condition that the Applicant submits a detailed Site Plan depicting the location of landscaping and/or screening buffers. The Outdoor Sales and Display Plan was approved by staff on February 16, 2021. On April 21, 2022, the Display Plan amendment request was first seen by the Commission in which the Commission voted to table the application pending the submission of additional elevations for the screening barrier.

Staff recommends the following conditions:

1. Provide adequate details with elevations and profiles of the proposed plant species and fencing along the entire perimeter of the Seasonal/Long-Term Temporary Storage area.
2. Coordinate with the Building Inspection Division and Code Enforcement Office for any outstanding issues.

**Staff Presentation:**

Joseph Mayer, Plan Reviewer  
Lynn Thomas, Town Planner

Miguel Salinas, Director of Planning and Zoning

**Applicant Presentation:**

Todd Bartok, Lowe's Home Centers, LLC

Kyle Hacker, Store Manager Lowe's Store #1982

**Public Comment** — None

**Public Comment Written** — None

**Chairperson Toussaint moved to table the amendment and parking waiver request with the following recommendations:**

- 1. The Applicant shall provide adequate details with elevations and profiles of the proposed plant species and fencing along the entire perimeter of the Seasonal/Long-Term Temporary Storage area.**
- 2. The Applicant shall coordinate with the Building Inspection Division and Code Enforcement office for any outstanding issues.**
- 3. The Applicant shall evaluate the site distance and visibility triangle at the intersection along the drive aisle adjacent to Ruby Tuesday.**

**Vice Chairperson Ports seconded the motion.**

Vote                      4 - 0 - 1

FOR:                      4 - Toussaint, Ports, Klein, Ryall

AGAINST:              0

ABSTAIN:              0

ABSENT:              1 - McAndrews

- b. 2024 Annual Report** — Mr. Lynn Thomas presented the draft 2024 Easton Planning Commission Annual Report as required by the State Land Use Article. The Commission is required to formally approve the Report for submission to the Maryland Department of Planning, with a copy to be filed with the Town Council. This information is used by the State to assess the overall growth and development throughout the given year; particularly the amount of growth that is throughout the Priority Funding Areas of Maryland (the Town of Easton is presently within a Priority Funding Area). Mr. Thomas summarized that 22 residential permits were issued in the previous calendar year, accounting for a total of 75 units. Mr. Thomas clarified that one permit covered multiple units at the Elliott Road Apartment project. Mr. Thomas also reported on additional growth-related changes that were approved in 2024 including the Chesapeake Bay Critical Area Growth Allocation, and other planning improvements implemented in 2024 including the Comprehensive Plan Update process, and the East End Small Area Plan.

**Staff Presentation:**

Joseph Mayer, Plan Reviewer  
Lynn Thomas, Town Planner  
Miguel Salinas, Director of Planning and Zoning

**Public Comment** — None

**Public Comment Written** — None

**Chairperson Toussaint moved to approve the annual report. Commissioner Ryall seconded the motion.**

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

**5. Discussion Items:**

- a. Sketch Plat modification for the Cooke’s Hope subdivision (Phase VII) — Mr. Ryan Showalter Esq. was present on behalf of the Cooke’s Hope Homeowners Association (CHHA) to seek the Commission’s feedback on the consistency of two minor modifications to the sketch subdivision plat and improvement plan of Phase VII of the Cooke’s Hope subdivision. On October 11, 2002, the Sketch Site Plan for the PUD was approved for the development of 67 single-family detached lots. In April 2022, the Commission approved an amendment to the subdivision plan, permitting the relocation of six (6) lots along the North side of Lang Street and Leigh Lane (“Pond Lots”). This approval was contingent upon the developer's commitment to address concerns regarding the development of Phase VII.

In order to address these concerns, the developer and CHHA have supported two adjustments to the sketch plat including: the relocation of the six Pond Lots to be integrated within the general block and street layout, and the substitution of a developer monetary contribution in lieu of the proposed walking trail segment presented on the sketch plat of Phase VII. Mr. Showalter presented the conceptual illustration as described, and requested that the Commission find these modifications as a non material amendment to be consistent with the sketch plat.

**Public Comment** — None

**Public Comment Written** — None

**The Commission determined that the proposed modifications constitute as a non-material amendment to the sketch plat, and that the two modifications are generally consistent with the illustrative concept of the improvement plan.**

- b. Recommendation to the Town Council for Potential Revisions to the Zoning and Subdivision Text Amendments - Seafood Processing — At their meeting on September 19, 2024, the Commission formally recommended to the Town Council (Council) an amendment to the Zoning Code that defines "Seafood Processing" and its associated impacts. On December 2, 2024, the Council enacted Ordinance 835, which established Seafood Processing as a distinct use in the Table of Permissible Uses, and added a definition with applicable supplemental standards to address the impacts of this use.

The Council recently received testimony from a representative of a seafood processor located on Maryland Avenue, who contended that the conditions of Ordinance 835 were impractical to fulfill, and proposed revised language to achieve a practical resolution. Mr. Zachary A. Smith *Esq.* was present on behalf of Mitch Hughes and Chesapeake Brand Seafood in order to seek a favorable recommendation from the Commission for Ordinance 842, which proposes an amendment to the supplemental standards of the Seafood Processing Use. Mr. Smith reviewed the proposed amendment for legally existing seafood processing uses in Subsection c in Article X of the Supplemental Standards. This revised language mandates the installation of an odor control system, certified by a Professional Engineer or a Certified Industrial Hygienist, to effectively mitigate odor emissions. The Commission discussed enforcement, and establishing an objective standard for odor detectability. Mr. Bob Rauch provided testimony regarding odor detectability, and the inherent impossibility of complete odor reduction. Mr. Phil Rekitzke, of Chemsearch FE provided testimony regarding ongoing odor abatement measures and a potential remediation process. Mr. Rekitzke described a common odor control technology called chemical scrubbing, that uses chemical reactions to neutralize or absorb odorous compounds from a gas stream. The Commission further discussed an appropriate measure for odor control certification.

The Commission expressed its disfavor towards the proposed amendment, indicating that the language is excessively vague, and conveying a preference for addressing odor detectability at the enforcement level. The Commission also suggested that this matter would be more appropriately considered and implemented by the Council.

**Staff Presentation:**

Lynn Thomas, Town Planner  
Miguel Salinas, Director of Planning and Zoning  
Sharon Van Emburgh, *Esq.* Town Attorney  
Rick Van Emburgh, Town Engineer

**Public Comment:**

Peter Maloney, 301 S. Aurora Street

Jeannie Riccio, Talbot Watermans Association  
Glenn Klakring, 225 S. Aurora Street  
Tom Hutchison, 104 Cambridge Landing, Cambridge  
Paul Scuderi, 207 E. Earle Avenue  
Doug Kerr, 211 E. Earle Avenue  
Shawn Nuthall, 310 S. Aurora Street  
Jennifer Williams, 404 Wheatley Drive  
Donna Marie Bramble, 29069 Cherry Hill Lane  
Nick Hargrove, Tilghman Island Seafood  
Joe Osprey, Bay Hundred Seafood Inc.  
Marie Nuthall, 310 S. Aurora Street  
Billy Hughes

**Public Comment Written:**

Kristina and Mike Henry, 306 S. Hanson Street  
Philip Bernot, 303 S. Aurora Street  
Bill Thompson 7630 Tred Avon Circle  
Carla Howell, 311 S. Aurora Street  
Alex Haschen, 304 E. Earle Avenue  
Missy Corley, 211 Stewart Street  
Mary Christine McNamara, 227 S. Aurora Street  
Emily Stone, 417 S. Aurora Street  
Carolyn Johnson

**Vice Chairperson Ports moved to forward a recommendation to the Town Council against the proposed amendment in Subsection c, with a recommendation to incorporate an enforceable standard in Subsection b. Commissioner Ryall seconded the motion.**

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

- c. Planned Redevelopment Overlay District (PRD) revisions — Earlier this year, the Town Council (Council) indicated a desire to have a greater role in the development review and approval process. Pursuant to that request, the Commission has been asked to consider potential changes to the Planned Redevelopment Overlay District (PRD) provisions. Mr. Lynn Thomas provided an summarization of the Council’s workshop held on March 3, 2025 which provided options for the revision to the PR District such as imposing limits on what type of relief can be requested (anything beyond the threshold could only be considered pursuant to a PUD application with a Council Hearing and action) or to rescind the PR Overlay altogether. The Commission explored additional mechanisms to extend the Council’s oversight with the suggestion of a monthly/quarterly joint

workshop.

- d. Scheduling of the June 2025 Planning Commission meeting — The Thursday, June 19, 2025 Planning Commission meeting has been canceled, and is rescheduled for Tuesday, June 24, 2025.

The Commission scheduled a special workshop for Tuesday, June 17, 2025 at 1:00 pm for the purpose of reviewing three (3) new Draft Chapters of the Plan including: Economic Development, Transportation, and Implementation.

The Commission also scheduled a special workshop for Thursday, July 10, 2025 at 10:00 am. The Commission is working toward the creation of an initial Draft version of the Plan, which will be made available for public review and comment. The Commission will ultimately conduct a Public Hearing on a proposed new Plan, with at least 60 days public notice of the Hearing.

- 6. **Adjournment** — Chairperson Toussaint moved to adjourn. Vice Chairperson Ports seconded the motion. The meeting was adjourned at 4:43 p.m.