



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

Thursday, February 19, 2026 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
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Victoria McAndrews
Laurie Forster, Alternate

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

2. **Decision Summary Review** —

**Commissioner Klein moved to approve the December 18, 2025 Decision Summary.
Vice Chairperson Ports seconded the motion.**

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

3. **Items From Staff** —

a. File No.: 2026 - 1631

Applicant: Callahan Signs
on behalf of Maury Donnelly & Parr, Inc.

Location: 16 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1212

Zoning: CB

Request: The Applicant is requesting signage plan approval to allow two (2) or more business wall signs to occupy a building with a common entrance (16 N. Washington Street). The Applicant is seeking to install a 25” by 27” double sided PVC hanging sign on the front façade of the structure. The sign will be mounted using an existing scroll bracket.

Background: This application is scheduled to appear on the February 23, 2026 Historic District Commission agenda for the installation of the signage. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district in addition to the permitted building signage.

A similar request for this location was previously approved by the Planning Commission on August 21, 2025 (application 2025 - 1649) for the installation of a 26" x 28" hanging PVC sign.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner

Public Comment — None

Public Comment Written — None

Commissioner Ryall moved to approve the signage plan subject to the following conditions:

- 1. The Applicant shall align all three (3) scroll brackets, and provide the required eight (8) feet of clearance between the sidewalk and the bottom of the proposed sign.**
- 2. The Applicant shall obtain the appropriate building permits for the installation of the sign.**

Commissioner Klein seconded the motion.

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

- b. File No.:** 2026 - 1640
Applicant: Harbinger Sign & Design
on behalf of Kissed by the Sun Spa
Location: 11 Bay Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0577
Zoning: CB
Request: The Applicant is requesting signage plan approval to allow two (2) or more business wall signs to occupy a building with a common entrance (11 Bay Street). The Applicant is seeking to install a 29” by 125” hanging PVC sign to the front façade of the structure. The sign will be mounted using stainless hardware.

Background: The Applicant has submitted a Certificate of Occupancy & Signage application (permit # 26-21360) to the Building Inspection Division for review. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district in addition to the permitted building signage.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner

Public Comment — None
Public Comment Written — None

Chairperson Toussaint moved to approve the signage plan subject to the following condition:

- 1. The Applicant shall obtain the appropriate building permits for the installation of the sign.**

Vice Chairperson Ports seconded the motion.

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

4. Old Business — None

5. New Business —

a. Recommendation to the Town Council for the Adoption of Resolution 26-01 for the Town of Easton 2026 Comprehensive Plan —

Mr. Lynn Thomas presented the final draft of the 2026 Comprehensive Plan. This version of the Plan reflects the discussion held from the January 7, 2026 workshop, during which the Commission reviewed public feedback and testimony received from the December 9, 2025 Public Hearing. The overall feedback received for the Draft Comprehensive Plan focused on the following topics:

- i. Zoning: Adopting a Form-Based Zoning Code within two (2) years of the Plan's implementation.
- ii. Growth Rate: Re-adopting the 1% growth rate.
- iii. Annexation: Adding language to restrict annexation, specifically stating that no new "greenfield" annexations for residential development will be approved for the next ten (10) years.
- iv. Traffic: Including specific language to address traffic congestion and clearly define meaningful traffic analysis.

During their January 7, 2026 workshop, the Commission added language which commits to studying the adoption of a Form-Based Zoning Code; acknowledging that while Form-Based Zoning Codes are a potential tool, it may be more appropriate for certain neighborhoods. An Objective was added to further explore alternative zoning approaches with the next comprehensive review of the Town's Zoning Code. In response to public feedback, the Commission reinstated the 1% target growth rate. The decision is reflected in new language that shifts the focus from the target growth rate to the specific measures required, if any, to manage future growth and address issues stemming from growth itself. The Commission determined that the Plan adequately addressed the issue of housing scarcity deregulation, and no additional language was added. The Commission agreed to strengthen the language regarding annexation restrictions, however, they opted to retain provisions allowing for limited exceptions in extraordinary" or "unforeseen" circumstances. Further emphasis was added to note that the approval of annexation remains a discretionary act of the Town Council. The Commission did not modify the Plan with regard to the annexation of Old Stoney Ridge, noting that its designation as a Boundary Refinement Area has long been established, and the annexation has been generally supported.

A new Objective was incorporated into the Transportation Element to address the issue of traffic congestion and establish a clearly defined and meaningful traffic analysis. Supportive language was also added to enhance the feasibility for transit, specifically in relation to the new hospital site, and to identify locations to improve pedestrian safety and connectivity without completely overhauling established neighborhoods. The Commission revised language to enhance the Transportation Map, proposing a connection between Tristan Drive and Oxford Road. Considering that the adjacent Poplar Hill Farm property is currently under County ownership, this road is anticipated to function primarily as parking access

for the Town's Woodland Park. Additionally, it was suggested to extend the Rails-to-Trails system southward across Easton Parkway to connect with other local trail networks. These proposals remain subject to revision following the completion of the Complete Streets Study. The Commission also agreed that a new Objective concerning the Critical area should be added to the Ecology chapter. The Future Land Use Map was modified to reflect a change in the designation of the County owned Poplar Hill Farm property from "Park" to "Institutional" use. Additionally, the list of "Special Districts and Places" now includes expanded language to describe the property's potential and desired uses. This approach provides greater flexibility by continuing to prioritize a park and/or County facilities while also recognizing that the sale of a small portion of the site may be appropriate to facilitate the funding of County related services.

Staff Presentation:

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

Public Comment Received to Date:

Lynn Mickle 28415 Pinehurst Circle
Julie Lowe, Talbot Interfaith Shelter
Eric Vance, 210 Brookletts Avenue
Joseph Minarick, 128 S. Harrison Street
Maury Schlesinger, 304 Winton Avenue
Thomas Ledvina, 7585 Polly Hill Lane
Julie Susman, Board of Directors President for Waterfowl Festival Inc.
Michael Bednarik on behalf of Easton Club East
Tom Alspach, on behalf of Talbot Preservation Alliance
Greg Zimmerman, 319 August Street
Jay Corvan
Heather Grant on behalf of Talbot Thrive
Linda Redmond on behalf of the East End Neighborhood Association
Benjamin VanNest
Susie Hayward on behalf of the Mid-Shore Board of Realtors

Written Public Comment Received to Date:

Dave Perry
Greg Zimmerman, 319 August Street
Jay Corvan
Thomas Ledvina, 7585 Polly Hill Lane
Maury Schlesinger, 304 Winton Avenue
Thomas Fauntleroy

Christopher Dever on behalf of Jennifer Dever
 Constance Lauffer
 Catherine Cooper
 Patrick Ward
 William Smith, 200 Goldsborough Street
 Andrew Kreinik
 Donna Hollingshead
 Calvin Jackson
 Lorraine Caldwell
 Lynn Randle
 Ronald Ensminger
 Deidra Lyngard
 Calvin Yowell, 700 Port Street
 Jane Bollman, 700 Port Street
 Susie Hayward on behalf of the Mid-Shore Board of Realtors
 Mark Scallion on behalf of the Pickering Creek Audubon Center
 Linda Redmond on behalf of the East End Neighborhood Association
 Heather Grant on behalf of Talbot Thrive
 Talbot Preservation Alliance
 Michael Bednarik on behalf of Easton Club East
 McAllister, DeTar, Showalter & Walker on Behalf of Rocks & Docks LLC

Vice Chairperson Ports moved for the approval of the Town of Easton 2026 Comprehensive Plan, and for a favorable recommendation to the Town Council regarding the adoption of Resolution 26-01 for the Town of Easton 2026 Comprehensive Plan. Chairperson Toussaint seconded the motion.

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

6. **Election of Officers** — The election of 2026 officers was tabled to a subsequent meeting.

7. **Discussion Items and Announcements** —

- a. **East End Small Area Plan Update** — The Easton Planning and Zoning Commission will hold a Public Hearing on Thursday, March 26, 2026 at 1:00 p.m. to obtain public feedback on the proposed East End Small Area Plan. The updated Small Area Plan features an Overall Framework Plan which introduces strategic policy recommendations across six (6) district focus areas. Specifically, the Plan focuses on the revitalization of the Dover Street corridor, recognized as a vital center for supporting small businesses. Additionally, the plan highlights essential

redevelopment opportunities designed to strengthen the nearby neighborhood and enhance the Rails-to-Trails system. The Draft Plan subject to this Public Hearing is available for review on the Town of Easton's *Engage Easton* platform (<https://engage.eastonmd.gov>), and a printed copy is available for review at the Town office. The public is hereby invited to attend and comment at this Hearing. Written comments may be submitted to the Planning and Zoning Office at any time prior to the Hearing.

- b. South Downtown (SODO) Subarea Plan — The Town of Easton is preparing to announce a multi-day public design charrette focused on the future redevelopment of the former UMMS Shore Medical Center site located at 219 S. Washington Street. The event is scheduled to take place from April 19, 2026, through April 23, 2026, at the Family Life Center at Easton Church of God, located at 1009 N. Washington Street. The existing 14-acre property presents a unique redevelopment opportunity for the Town following the hospital's upcoming relocation. The public is hereby invited to attend work sessions and provide their conceptual feedback. The full schedule and all ongoing updates are available on the Town of Easton's *Engage Easton* platform (<https://engage.eastonmd.gov>).
8. **Adjournment** — Vice Chairperson Ports moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 2:06 p.m.