



Planning Commission MEETING AGENDA

Thursday, June 18, 2026 - 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 May 21, 2026 Meeting.

3. New Business

- a. **Application Number:** 2026 - 1747
Applicant: Kelly Valin Architect
on behalf of 56 Canvasback LLC
Location: 29512 Canvasback Drive
Tax Map 0109, Grid 00EA, Parcel 4582,
Lot 56
Zoning District: CG
Request: Supplemental waiver request from
Section 28-1001.3.A, the minimum
number of off-street parking spaces.
The Applicant is seeking a waiver of
approximately 10-15 parking spaces.
- b. **Application Number:** 2025 - 1464
Applicant: C & C Architecture
on behalf of Walbridge Real Estate
Investments LLC
Location: 402 Maryland Avenue
Tax Map 0105, Grid 00EA, Parcel 2228
Zoning District: BC (with a PR Overlay)
Request: Planned Redevelopment approval for
the renovation of the existing three-story
structure to accommodate five (5)
residential units and additional office
space in the Planned Redevelopment
Overlay District (PR).
- c. **Application Number:** 2026 - 1699

Applicant: Rauch Inc.
on behalf of Building African American Minds Inc. (BAAM)

Location: 406 Moton Street
Tax Map 0104, Grid 00EA, Parcel 1367B

Zoning District: R-7A (with a PR Overlay)

Request: Sketch site plan approval for the construction of one (1) new mixed-use building, one (1) utility building, and associated facility improvements in the Planned Redevelopment Overlay District (PR). The Applicant is also seeking seeking landscape and buffering waivers from Section 28-1014.6 E.1, Section 28-1014.7 D.6., and Sections 28-1014.7 E.5.a & b.

4. Old Business

a. Maryland Department of Planning: Fiscal Year 2025 Annual Report.

b. **Application Number:** 2021 - 0473

Applicant: Armistead, Lee, Rust & Wright, P.A.
on behalf of D.R. Horton

Location: 29659 Matthewstown Road (Gannon Range)
Tax Map 0026, Grid 0020, Parcel 0045

Zoning District: Planned Unit Development (PUD)

Request: Architectural approval for a proposed set of house models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range Community (Ordinance No. 773).

c. **Application Number:** 2026 - 1697

Applicant: Rauch Inc.
on behalf of Osprey Property Company II LLC

Location: Port Street and Easton Parkway
Tax Map 0015, Grid 0034, Parcel 0077, Lot 4

Zoning District: MXW

Request:

Sketch site plan approval for the development of a 64 unit multi-family residential building dedicated to senior and affordable housing. The Applicant is also seeking supplemental waivers from Section 28-1014.7.E.1.b, the minimum planting unit standards, Section 28-1014.6.B.1.a, the minimum quantity of street trees, and Section 28-1014.6.B.1, the minimum number of overall tree plantings required.

5. Discussion Item

- a. Accessory Dwelling Unit Legislation. HB 1466 (2025): Legislative Compliance Review of the Easton Zoning Ordinance for Accessory Dwelling Units (ADUs) following the enactment of House Bill 1466 (2025).
- b. Potential Zoning Code Amendment: Discussion on permanent amendments to the Zoning Code for the Mobile Food Use (Food Truck) Pilot Program (Resolution No. 6217).

6. Adjournment