



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

Thursday, April 16, 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  
\(eastonmd.gov\)](http://eastonmd.gov)

**Attendance:**

Commission Members:

Philip Toussaint, Chairperson  
Michael Ports, Vice Chairperson  
Victoria McAndrews  
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  
Sierra Clem, Engineering Technician  
Samantha Smith, Administrative Specialist

**Absent:**

Commission Members:

Tom Klein  
Laurie Forster, Alternate

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

**Vice Chairperson Ports moved to approve the February 19, 2026 Decision Summary. Commissioner Ryall seconded the motion.**

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

3. **Old Business**

**a. Recommendation to the Town Council for the Adoption of Resolution 26-02 for the Town of Easton East End Small Area Plan —**

Mr. Miguel Salinas presented the final draft of the 2026 Small Area Plan for the East End Neighborhood and Dover Street Corridor. The new Small Area Plan serves as a comprehensive update to the original East End Housing and Neighborhood Revitalization Plan initially ratified by the Town of Easton in September, 1997. This plan was developed through vast community engagement, including a five day design charrette held in October 2024, market analysis presentations, neighborhood walkarounds, the launch of the Town of Easton’s *Engage Easton* online platform (<https://engage.eastonmd.gov>) and a public hearing held by the Commission on March 26, 2026. Built upon the vision of the recently revised Comprehensive Plan, the new Small Area Plan features an Overall Framework Plan to provide guidance for appropriate infill and redevelopment opportunities, infrastructure investment, and vital business support while retaining neighborhood diversity.

**Staff Presentation:**

Miguel Salinas, Planning and Zoning Director  
Lynn B. Thomas AICP, Town Planner  
Sharon Van Emburgh, Esq., Town Attorney

**Public Comment Received to Date:**

Lauren Halterman  
Sevan Topjian, The Market at Dover Station  
Lynnette Keef  
Jack Sullivan  
Carolyn Jaffee  
Owen Bailey, Eastern Shore Land Conservancy

**Written Public Comment Received to Date:**

Dr. Candice Andrews  
Jen Coleman  
Gary Saluti  
Melissa Mueller

**Vice Chairperson Ports moved for the approval of the Town of Easton 2026 East End Small Area Plan, and for a favorable recommendation to the Town Council regarding the adoption of Resolution 26-02 for the East End Small Area Plan. Chairperson Toussaint seconded the motion.**

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

#### 4. New Business

a. **File No.:** 2026 - 1649

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

**Location:** 501 Glebe Road, Easton, MD 21601  
Tax Map 0101, Grid 00EA, Parcel 0265, Lot 4A

**Zoning:** PUD

**Request:** The Applicant is seeking a formal recommendation to the Easton Town Council for a material amendment to a previously approved Planned Unit Development (PUD) (Zoning Ordinance No. 487) for the expansion of the outdoor display area. The Applicant is also seeking a parking waiver from Section 28-1001.3.C of the Zoning Ordinance of 34 vehicle spaces from the minimum 460 vehicle spaces to accommodate the existing outdoor display area.

**Background:** On June 24, 2025, the Commission approved an amendment to the previously approved Seasonal/ Long-Term Storage location with the addition of sixteen (16) additional off-street parking spaces, and a parking waiver from Section 28-1001.3.C of four (4) customer parking spaces from the minimum 460 vehicle spaces. This approval was granted subject to the condition that: (1) Vegetation must be removed from the interior curve of the parking lot. The two (2) southern mulch bays shall be relocated to the east side of the drive aisle. Planters are prohibited from obstructing the drive aisle, and (2) the Applicant shall submit a revised Site Plan reflecting these changes to the Planning and Zoning Department within thirty (30) days. On August 20, 2025, Lowe's Home Centers Inc. (Store #1982) received approval for their revised Outdoor Sales & Display Plan.

**Outstanding Issues:** On April 14, 2026 a Code Enforcement notice was issued (Case #26-0240) identifying multiple Property Maintenance violations of Section 11-302.4 (Weeds), 11-302.2 (Grading and Drainage), 11-302.1 (Sanitation), 11-302.7 (Accessory Structures), and 11-302.9 (Defacement of Property). Additionally, the notice cited Zoning violations of Section 28-1101.3.A (Sign Regulations) and Section 28-1007.4.A.8.a.iv (Supplemental Standards for Outdoor Storage Screening).

**Staff Presentation:**

Joseph Mayer, Plan Reviewer  
Nicholas Johnson AICP, Planner  
Sharon Van Emburgh, Esq., Town Attorney

**Applicant Presentation:**

Todd Bartok, Lowe's Home Centers, LLC

**Public Comment:**

John Plaskin, Ashby Commons HOA President

**Public Comment Written — None**

**Commissioner McAndrews moved to approve the parking waiver, and to forward a favorable recommendation to the Town Council that the proposed material PUD amendment is consistent with the current Comprehensive Plan subject to the following conditions:**

- 1. The Applicant shall complete the required plantings for the Seasonal/Long-Term Temporary Storage location as per the approved August 20, 2025 Outdoor Sales & Display Plan (application 2025 - 1447).**
- 2. The final approval of the parking waiver is contingent upon the approval of a PUD amendment by the Easton Town Council.**
- 3. The Applicant shall resolve all outstanding Code and Property Maintenance violations (Case # 26-0240) prior to final Council approval.**
- 4. The Applicant shall replace dead and/or diseased plantings in the previously approved Landscape Plan from the original PUD by December 31, 2026.**

**Should the Council approve the material PUD amendment, the Commission respectfully recommends that the Applicant satisfies the listed conditions before final approval is granted. Vice Chairperson Ports seconded the motion.**

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

- b. Applicant: Town of Easton**  
**Location:** 29659 Matthewstown Road, Easton, MD 21601 (Gannon Range)  
 Tax Map 0026, Grid 0020, Parcel 0045  
**Zoning:** PUD  
**Request:** The Town of Easton Engineering Department is requesting an amendment to the previously approved Gannon Range Plat for the redesignation of a public street name from Madison Drive to Madi Drive.

**Background:** The Gannon Range Preliminary Plat and Phase 1 of the plat were approved and recorded on August 9, 2024. The previously approved Madison Drive is included in Phase 2 of the Gannon Range Plat. After further review of the existing streets in Town, an existing Madison Alley was identified in Easton Club East. To avoid the potential conflict of duplicate public street names,

the Town of Easton Engineering Department is requesting an amendment to change Madison Drive in Gannon Range to Madi Drive.

**Staff Presentation:**

Rick Van Emburgh P.E., Town Engineer  
Sierra Clem, Engineering Technician

**Public Comment** — None

**Public Comment Written** — None

**Vice Chairperson Ports moved to approve the amendment as submitted.**

**Chairperson Toussaint seconded the motion.**

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

**5. Discussion Items**

- a. South Downtown (SODO) Subarea Plan — The Town of Easton Planning and Zoning Department will hold 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>).
- b. Complete Streets Presentation — The Town of Easton Engineering Department in partnership with Larry Marcus of Wallace, Montgomery & Associates is preparing to present the final draft of the Complete Streets study. Complete Streets is a transportation policy that focuses on designing, building, operating, and maintaining streets to accommodate all users regardless of their age, ability, or chosen mode of transportation. The draft manual focuses on the key objectives of the Transportation section of the Town of Easton Comprehensive Plan; prioritizing enhanced safety, and improving accessibility that is more “street friendly” for pedestrians and cyclists.

**6. Adjournment** — Vice Chairperson Ports moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 1:36 p.m.