



Town Council MEETING MINUTES

Monday, November 15, 2021 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:30 PM: Call to Order by President Cook.

Mayor Robert C. Willey
Mr. Al Silverstein
Mr. Don Abbatiello
Mr. Ron Engle
Rev. Elmer Davis
President Megan Cook

At 05:30 PM, President Cook called the meeting to order.

Also present was the Town Manager, Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, and Scott Messick for Town Clerk Mrs. Kathy M. Ruf.

Opening remarks by Mr. Engle and Pledge of Allegiance.

Councilmember Engle gave opening remarks and led those present in the Pledge of Allegiance.

Approval of Minutes.

11/01/21 Town Council Meetings

Upon motion by Mr. Silverstein seconded by Rev. Davis and carried unanimously, minutes of the 11/01/21 meetings were approved as written.

Municipal Official Items.

Items by the Mayor:

Mayor Willey discussed the 50th Waterfowl Festival. He stated it was very successful.

President Cook stated that Public Works did a great job getting the town ready.

Mayor Willey distributed American Rescue Plan checks to qualified applicants. He stated this is the second of three distributions.

Presentation of Proclamation for National Homeless Youth Awareness Month 2021.

Mr. Loge Knight, Assistant Director of His Hope Ministries, was present to accept a Proclamation for National Homeless Youth Awareness Month. He stated they serve the five midcore counties; youth between the ages of 18 to 24; 10 to 25 youths monthly. Mr. Knight stated that the last fiscal year, they served 77 homeless youths as well as case management youths attending high school.

Mr. Abbatiello presented a Proclamation for National Homeless Youth Awareness Month.

Items by the Town Manager:

Public Assembly Permits:

1. Holiday Parade December 4, 2021 - 6:30 p.m.

Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the Holiday Parade scheduled for December 4 was approved.

Mr. Richardson stated that Memorial Bricks are still being sold by Parks and Recreation for the Memorial Walk.

Fire Board.

The Fire Board presentation was rescheduled for the December 6th Council Meeting.

Old Business

CONT'D. PUBLIC HEARING to discuss the request of the Estates at Gannon Farm for a proposed Planned Unit Development located at 29659 Matthews town Road on property owned by Gannon Family, LLC.

The Town Attorney administered the oath for anyone that may testify regarding the proposed PUD.

Mr. Zach Smith, Armistead, Lee, Rust & Wright, PA, was present on behalf of D.R. Horton Builders. He clarified information in a newspaper article that was incorrect regarding a connector road. He discussed the affordable housing issue which was addressed. Mr. Smith stated that D.R. Horton believes their homes and their prices are affordable. Mr. Smith stated they have offered a contribution of \$100,000 to aid the Town and to establish a program for buyers in qualified fields (teachers, nurses, police, firefighters, ems) closing costs up to 2% of the purchase price and in addition, buy down the interest rate by 1/4 point for no less than 10% of the homes, but it will extend indefinitely.

Mr. Smith also addressed the discussion of alleys He stated that Horton does not prefer providing alleys. The average price for homes in Easton was discussed. Mr. Smith stated the median sales price was \$549,000. Mr. Smith stated if the council preferred the alleys to be removed, Horton would be willing to widen the streets.

Mr. Abbatiello appreciated the concept of widening of streets.

Mr. Smith stated that the developer will fund the infrastructure connection.

President Cook stated they have reached out to TCPS and they need more time to consider what impact this development will have on the school system.

President Cook asked for public comments. There were none.

President Cook stated the public hearing would be continued at the next meeting.

Ord. 767. "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE CODE OF THE TOWN OF EASTON BY REPEALING AND REENACTING CHAPTER 28 OF THE TOWN CODE, WHICH SETS FORTH THE TOWN'S ZONING REGULATIONS"

Mr. Lynn Thomas, Town Planner addressed the council regarding the Zoning Ordinance.

The Town Planner discussed changes to the document that was sent to the council. He stated out of the 24 sent to the Planning Commission, they were fine with 20. He discussed the four they commented on.

The four they commented on was:

1) clarification regarding added language concerning limitations of applications when there are violations on the property of any kind; unanimous consensus.

2) Single family detached changed to permitted by council. Planning and Zoning asked the council to go back to Special Exception; CB Zoning District, P&Z change to Special Exception. Unanimous consensus.

3) rear loaded garage for townhomes with recommendations from the Planning Commission.

Mr. Silverstein voted no.

snout nose garage or house: Mr. Silverstein and Rev. Davis voted no.

4) Arts & Entertainment to be allowed by Special Exceptions: unanimous consensus.

5) Split Zoning: unanimous consensus for the recommendation from the Planning and Zoning Commission.

6) 632 Dover Road: unanimous consensus.

7) Relaxation of language regarding craft beverage manufacturing and brew pubs: unanimous consensus.

8) Addition of the middle housing types to the MXW subdistrict: unanimous consensus.

9) Revised definition to recovery homes: unanimous consensus.

Upon motion by Mr. Silverstein seconded by Mr. Abbatiello, Ordinance 767 was approved following a roll call vote with President Cook voting no.

New Business

Resolution No. 6146: "A RESOLUTION OF THE TOWN OF EASTON FOR THE AMERICAN RESCUE PLAN ACT AND RESPONDING TO NEGATIVE ECONOMIC IMPACTS - FUTURE DISTRIBUTIONS."

Upon motion by Mr. Silverstein, seconded by Mr. Abbatiello and carried unanimously, Resolution No. 6146 was approved.

Public Participation/Comments.

There were no public comments.

Items by Members of the Council:

Mr. Silverstein congratulated Waterfowl Festival and remarked upon the Governor's visit as well as the Public Works and Police Department's participation.

Mr. Abbatiello, Mr. Engle and Rev. Davis concurred with Mr. Silverstein's comments.

President Cook also added that we should all be cautious of those exercising during the morning hours due to the time change.

Adjournment.

At 6:35 p.m., upon motion by Mr. Silverstein, seconded by Mr. Abbatiello and carried unanimously, President Cook adjourned the regularly scheduled meeting.

Respectfully submitted,

Kathy M. Ruf, Town Clerk