



Planning Commission MEETING MINUTES

Thursday, May 19, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:

Mr. Paul Weber-Chairman, Ms. Jennifer Dindinger-Vice Chairperson, Mr. Talbot Bone, Mr. William Ryall, Mr. Philip Toussaint and Ms. Victoria McAndrews

Staff Present:

Mr. Lynn Thomas-Town Planner, Ms. Katie Reedy-Director of Site Development, Mr. Joseph Mayer-Plan Reviewer, Mr. Rick VanEmburch-Town Engineer and Ms. Sharon VanEmburch-Town Attorney

Staff Not Present:

Mr. Nicholas Johnson-Planner 1

Approval of Minutes.

Approval of Minutes from the 2022-04-21 meeting.

Upon motion by Ms. McAndrews and seconded by Mr. Bone, the Commission voted 5-0 to approve the minutes from the 2022-04-21 meeting with corrections.

Staff Item

Doug James is requesting approval of the revised subdivision for 8930 Mistletoe Drive, Lot 12. The Planning Commission granted approval on July 15, 2021 for the Sketch Record Plat for a (7) lot subdivision at Talbot Commerce Park for commercial development with an associated public road, forest conservation, and reconfigured existing stormwater management. The applicant is proposing to reduce the site to a (3) Lot Subdivision with a shortened road.

Mr. Doug James from TCP#12 was present requesting approval of the revised subdivision for 8930 Mistletoe Drive, Lot 12. The staff and commission had no issues with the revision.

The Chair opened the floor to the public for comment. There were no comments.

Upon motion by Mr. Ryall and seconded by Mr. Bone, the Commission voted 5-0 approving the revised Sketch Plat as submitted.

Discussion Item

Applicant:

Casey Rauch - Rauch Inc.

Owner:

Chesapeake Community Development, LLC

Location:

Port Street - Lot 1

Nature of Request:

Discuss the proposed 3-story building located within the MXW Zoning District. The building has a footprint of 9,811 SF. Areas within the proposed building will be reserved for job training, counseling, and behavioral health services. In addition, there will be 8 dwelling units of affordable/workforce housing for low and moderate income households.

Mr. Jonathon Rondeau, President & CEO, The Arc Central Chesapeake Region, Mr. Casey Rauch from Rauch Inc., Ms. Virginia Richardson from Rauch Inc. were present to represent Chesapeake Community Development. Mr. Rondeau opened the discussion by reviewing the request to allow the proposed 3-story building located within the MXW Zoning District. The building has a footprint of 9,811 SF. Areas within the proposed building will be reserved for job training, counseling, and behavioral health services. In addition, there will be 8 dwelling units of affordable/work force housing for low and moderate-income households. The Commission and Applicant discussed the site's challenging restrictions; setbacks from Port Street, existing Delmarva Power Easement, wetlands and the parking location. Ms. Richardson commented on the possibility of providing a faux facade for the building facing Port Street and a wall to screen the parking as an option to satisfy MXW requirements that buildings have a front facade on Port Street and that there be no parking located between the

front of the building and Port Street. Mr. Van Embourgh commented on the possible change to the buffer along Port Street.

The Chair opened the floor to the public for comment. There was no public comment.

Upon motion by Mr. Bone and seconded by Mr. Ryall, the Commission voted 5-0 to have the staff draft changes to the MXW standards by modifying the setbacks in the Port Street Corridor Subdistrict, east from the Easton Parkway, Rte. 322, all the way to the intersection of the Rails to Trails on the southern side, to be a 41' to 51' setback from the centerline of Port Street.

Mr. Weber stated that the Commission will consider a second zoning change for parking at a future meeting. Mr. Bone requested the applicant provide a drawing showing where the 51' setback is, the building location and the separation between the building and the trail. In addition, Applicants should determine how the Delmarva Easement impacts the site.

Workshop discussion for Subdivision Regulations and Comprehensive Plan.

The Commission discussed the Subdivision Regulations in regards to the amended road standards and how the town accommodates bike traffic. Mr. Van Embourgh discussed 36' road widths and tapering of roads at intersections. Mr. Barry Griffith from Lane Engineering, LLC and Mr. Michael Irons, from K. Hovnanian Homes were present to discuss street widths within an age-restricted subdivision.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews, the Commission voted 5-0, approving the Subdivision Regulations for residential subdivisions. The road width is allowed to be 36', including two 10' travel lanes and two 8' parking lanes, except at intersections where the road narrows with bump outs. Alternately, the developer could suggest a narrower road not to be less than 28' wide and the extra 8' would need to provide walkability, mobility and environmental amenities.

The Commission continued discussing the Subdivision Regulations. They indicated that they would like to see the final document with all the changes incorporated prior to sending it to the Town Council.

Ms. Susie Hayward discussed the report by America Strategies and the similarities of what needs to be achieved in the survey of the town's residents.

New Business

"Review of Critical Area Chapter of the Zoning Code." The Critical Area Commission approved our update on May 4, 2022, but conditioned on a few additions, which reflect changes to the State Program that have occurred since that chapter was previously approved by the Town. The Town has 120 days to process and have them locally approved.

The Commission and Staff discussed the "Review of the Critical Area Chapter of the Zoning Code." The Critical Area Commission approved our update on May 4, 2022, but conditioned the approval on a few additions, which reflect changes to the State Program that have occurred since that chapter was previously approved by the Town. The Town has 120 days to process and have them locally approved. The use of solar panels, non-water dependent projects, growth allocations and clarification of native plants utilized for mitigation within the Critical Area was discussed.

Upon motion by Ms. Diddinger and seconded by Mr. Bone, the Commission voted 5-0 recommending the Critical Area Chapter be sent to the Town Council for their approval, subject to any changes the Critical Area Commission Staff sends back in response to our questions.

Adjournment.

The meeting ended at 3:52 pm.