



Planning Commission MEETING MINUTES

Thursday, August 18, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:

Chair-Mr. Paul Weber, Vice Chair-Ms. Jennifer Dindinger, Mr. William Ryall and Mr. Philip Toussaint

Members Absent: Ms. Victoria McAndrews

Staff Present:

Mr. Lynn Thomas-Town Planner, Mr. Joseph A. Mayer-Plan Reviewer, Mr. Nicholas Johnson-Planner, Mrs. Sharon VanEmburch-Town Attorney, Mr. Rick VanEmburch-Town Engineer.

Staff Absent:

Mr. Miguel Salinas-Director of Planning

Approval of Minutes.

Approval of Minutes from the July 21, 2022 meeting.

Upon motion by Mr. Ryall seconded by Mr. Toussaint and carried unanimously, minutes of the July 21, 2022 meeting were approved with corrections.

New Business

Applicant:	Andy Warfield - Easton Donut Shops, Inc.
Owner:	Nistazos Holdings LLC
Location:	8461 Ocean Gateway - Dunkin' Donuts
Nature of Request:	Architectural Approval for renovation and addition of Dunkin' Donuts restaurant.

Mr. Andrew Warfield from Easton Donut Shops, Inc was present to represent the owner, Nistazos Holdings, LLC. Mr. Warfield discussed the rebranding of the company logo to 'Dunkin'. He also described the different types of building materials to be used. Brick would be on the side and rear elevations, and aluminum on the front. The proposed addition would match the existing brick. Ms. Dindinger preferred that the slogans be removed from the sides of the building and replaced with the name of the business. The Chair opened the floor to the public. There were no further comments.

Upon motion by Ms. Dindinger and seconded by Mr. Toussaint, the Commission voted 4-0 with the condition that the slogans be removed from the right and left side elevations.

Applicant:	Brett Ewing - Lane Engineering, LLC
Owner:	Dutchman's Land Investments, LLC
Location:	Ocean Gateway, Parcel 4374 - Lot 2
Nature of Request:	The Applicant proposes a Climate Controlled Self-Storage building that's a 25,000 SF, 3-story building with associated parking, sidewalk and a fenced dumpster area.

Mr. Brett Ewing from Lane Engineering and Mr. Doug James, representing the Contract Purchaser, was present to represent the owner, Dutchman's Land Investments, LLC. The Commission and Applicant discussed the height of the building being 35' and its relationship to the adjacent Royal Farms building, the use of the access easement, the possibly of moving the building further off the right-of-way and breaking up the architectural elevations by adding faux windows on the north side of the building.

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

Upon motion by Ms. Dindinger, and seconded by Mr. Ryall, the Commission voted 4-0 to

approve the Site Sketch Plan and its Architecture with the condition of moving the building back no less than 10' and no more than 15', removing the Zelkova plant species, providing additional plantings in the front of the building for screening and the north elevation additions to break up the wall using faux windows.

Applicant:	Mike Irons c/o K. Hovnanian Homes of MD, LLC
Owner:	Monahan, Sandra Brooks Trustee, et al.
Location:	29434 Dutchman's Lane
Nature of Request:	The Applicant proposes a 258 single family lot subdivision with a community parcel, 55+ age-restricted active adult community. In addition, the Applicant proposes a Waiver Request that 7.107 acres of required community park land dedication be satisfied by providing 9.544 acres of privately (HOA) owned and maintained open space, not including lands in forest conservation, non-tidal wetlands or stormwater management. HOA ownership and maintenance of open space is more appropriate for this community vs. a town-owned and maintained public park. The Applicant requests Subdivision, Architectural and Waiver Request approval

Mr. Zack Smith from Armistead, Lee, Rust & Wright, P.A., Mr. Barry Griffith from Lane Engineering, LLC, Mr. Mike Irons from K. Hovnanian Homes of MD, LLC and Mr. Michael Lenhart from Lenhart Traffic Counseling, Inc. were present to discuss the proposed 258 lot subdivision. The Commission and applicants discussed available amenities, price points, community parks, the determination of a private open space to satisfy the park land requirement, pavement widths and a multi-model path. The entrance along Dutchman's Lane, the pavement widening along Dutchman's Lane and providing connectivity to Easton Club East. Mr. Lenhart stated that his firm conducted a new traffic count on June 3 & 4 at the intersection of Route 50 and Dutchman's Lane and the site's access point. His traffic study also incorporated background developments that were approved, but not built at that time. He also stated that this development does not create a measurable impact on traffic and the use of accel / decel lanes is not warranted on Dutchman's Lane. Mr. Smith emphasized the use of community parks. The Commission and staff also discussed that the project needed to meet all the design guidelines of the Comprehensive Plan when approving a by-right subdivision. The need for the open space areas to be more unified was discussed.

The Chair opened the floor to the public for comment.

Mr. Jerry Marks, who lives along Dutchman's Lane, had concerns about traffic.
Mr. Branch Jones, who lives at Easton Club East, opposes the proposed road cross-sections and had concerns about the traffic study.
Mr. Herb Kushner, who lives at Easton Club East, had concerns about the width of Dutchman's Lane.
Ms. Lynn Randel, who lives at Easton Club East, was concerned about vehicles turning left into Easton Club East and parks / open space.
Mr. Eugene Mobery, who owns a few lots on Dutchman's Lane, had concerns about the traffic and drainage problems.
Ms. Reba Kushner, who lives at Easton Club East, had concerns about providing adequate access for emergency vehicles.
Town Council Member, Mr. Ron Engle, who lives at Easton Club, commented on the width of Dutchman's Lane and the possibility of shifting the centerline to widen the lane to provide access for turning into Easton Club East.

Upon motion by Ms. Dindinger, seconded by Mr. William Ryall and carried unanimously 4-0, the Commission deferred the application and asked the applicant to come back and address a more deliberate and cohesive use of open space, no rear-facing homes on Dutchman's Lane and provide a more diverse use of housing types.

Upon a motion by Ms. Dindinger to amend her previous motion, seconded by Mr. William Ryall, the Commission voted 4-0 with respect to the rear-facing homes along Dutchman's Lane, allowing for suggestions by the applicant to block the view of rear lots facing Dutchman's Lane by creating a berm and planted screen to hide the homes.

Old Business

Review and Approval of Draft Subdivision Regulations.

The item is stricken from the meeting and scheduled for the next meeting.

Discussion Item

Supplemental growth allocation requests.

Mr.Lynn Thomas stated the next meeting will elaborate on the upcoming requests for Growth Allocations.

Comprehensive Plan Update.

Mr. Lynn provided an update on the current Comprehensive Plan. A list of designated participants for the work stations was discussed. The townwide meeting will occur on October 4th from 4:00 to 7:00 pm. An additional meeting was scheduled for Monday, August 29th, at 10:00 am to prepare for the event. Marketing updates and additional surveys were discussed. The Zoning Code amendments were also discussed.

Adjournment.

The meeting ended at 4:29 pm.