



**Town of Easton Planning Commission
Decision Summary**

Thursday, December 15, 2022 at 1:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Paul Weber, Chairperson
Victoria McAndrews
William Ryall
Philip Toussaint

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Sharon Van Emburgh Esq, Town Attorney
Rick Van Emburgh, Town Engineer

Absent:

Commission Members:

Jennifer Dindinger, Vice Chairperson

Staff:

Nicholas Johnson, Planner

- 1. Call to Order**—Commissioner Weber called the meeting to order at 1:03 pm.
- 2. Decision Summary Review**—
September 19, 2022- The Commission noted the following correction to the September draft decision summary:
 - a.** Grammatical corrections.

Commissioner McAndrews moved to approve the September 19, 2022 Decision Summary with amendments. Commissioner Toussaint seconded the motion.

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

October 20, 2022- The Commission noted the following corrections to the October draft decision summary:

- a. Grammatical corrections.
- b. Adjustments to the accuracy of statements made.
- c. To reflect a request for public comment for the record.

Commissioner Ryall moved to approve the October 20, 2022 Decision Summary with amendments. Commissioner Toussaint seconded the motion.

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

November 17, 2022- The Commission noted the following correction to the November draft decision summary:

- a. Adjustments to the accuracy of statements made.

Commissioner McAndrews moved for a staff review of the November 17, 2022 video record and to update the Decision Summary to reflect those items flagged by the Commissioners. Commissioner Toussaint seconded the motion.

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

2. Old Business – None

3. New Business

- a. **Applicant:** Jonathan Qvarnstrom
File No.: 22-814
Agent: Jonathan Qvarnstrom, Teal-A-Vision LLC
Request: Approval to allow five business wall signs to occupy one building with a common entrance.
Location: 8221 Teal Drive, Easton, MD 21601
Tax Map 109, Grid 000, Parcel 4582, Lot 66
Zoning: CL

The applicant is proposing an 86” x 24” sign at the top center of

the building. When facing the front of the building there is an existing 14.5” x 14.5” wall sign on the first floor. On the left side of the building there are two wall signs on the second floor, 19” x 11” and 16” x10”, and one wall sign on the first floor, 14.5” x 14.5”. The applicant is seeking approval to allow five business wall signs to be occupied on a building with a common entrance. Staff recommends the following condition:

- 1. The applicant will need to obtain approval for the appropriate building permit for the installation of the sign.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Jonathan Qvarnstrom, Teal-A-Vision LLC

Public Comment— None

Commissioner Ryall moved to approve the request for an additional wall sign. Commissioner McAndrews seconded the motion.

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

- b. Applicant:** Maryland Health Club LLC c/o Nupur Nagar
File No.: 22-694 & 22-695
Agent: c/o Nupur Nagar
Request: Amendment to an approved Planned Unit Development (PUD) of Tax Map 34, Parcel 122, Lot 154.
Location: 28449 Clubhouse Drive, Easton, MD 21601
Tax Map 109, Grid 000, Parcel 4582, Lot 66
Zoning: PUD

The proposed changes/additions to the approved PUD are described by the applicant as follows: 1) addition of a Multi-Purpose Building, 2) Clubhouse renovation, 3) addition of Agri-Buildings I and II, 4) parking lot extension in Area A, 5) a parking garage near Agri-Building I, 6) parking lot adjacent to Agri-Building II, 7), and Renovation to the existing Pavilion.

The applicant requests a recommendation from the Planning Commission to the Town Council for the amendment to the PUD.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Nupur Nagar, Maryland Health Club, LLC
Benjamin Wechsler
Dr. Sue Vyas
Tom Wygan

Public Comment:

Tom Alspach, 295 Bay Street
Barbara Beshel, 28474 Clubhouse Drive
Ron Frei, 28468 Clubhouse Drive
Pam Reynolds, 28589 Clubhouse Drive
Sally McCash, 28597 Ninth Drive
Lynn Mielke, 28415 Pinehurst Circle
Jerry McConnell, 7532 Easton Club Drive
Randy Perry, 7524 Seventeenth Drive
Bart Pelstring, 28651 Clubhouse Drive
Judy Hines, 28642 Clubhouse Drive
Maureen Gittens, 7598 Easton Club Drive
Lois Shepard, 28605 Clubhouse Drive
Susan Basham, 28480 Wedgeway Circle
Robert Kopec, 28488 Wedgeway Circle
Dr. James Kelly, 28478 Pinehurst Circle
Diane Blair, 28404 Canvasback Lane
Susie Hayward, Board President for the Easton Club

Commissioner Toussaint moved in favor of a staff request for the applicant to fund a traffic impact study to be prepared by a traffic engineer as selected by the Town. Commissioner Ryall seconded the motion.

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

Commissioner McAndrews moved for a continuance of the request to be held at the Planning Commission’s February 16, 2023 meeting, and specified for the record to remain open for public comment until the February 16, 2023 meeting. Commissioner Ryall seconded the motion.

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

4. Discussion Items — None

5. Staff Matters — None

6. Work Sessions

- a. The review and approval of Subdivision Regulations was tabled to the next Planning Commission meeting on January 19, 2023.
- b. A continued discussion of Amendments to the Zoning Ordinance was tabled to the next Planning Commission meeting on January 19, 2023.

7. Commission Matters — None

8. Adjournment— Chairman Weber adjourned the meeting at 4:24 pm.