



**Town of Easton Planning Commission
Decision Summary**

Thursday, January 19, 2023 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, Chairman
Jennnifer Dindinger, Vice Chair
Victoria McAndrews
Philip Toussaint

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Nicholas Johnson, Planner
Sharon Van Emburgh Esq, Town Attorney
Rick Van Emburgh, Town Engineer

Absent:

Commission Members:

William Ryall

1. **Call to Order**—Commissioner Weber called the meeting to order at 1:00 pm.
2. **Decision Summary Review**—
November 17, 2022- The Commission noted the following correction to the November draft decision summary:

- a. Grammatical corrections.

Commissioner Toussaint moved to approve the November 17, 2022 Decision Summary with amendments. Vice Chair Dindinger seconded the motion.

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

December 15, 2022- The Commission noted the following corrections to the December draft decision summary:

- a. Grammatical corrections.
- b. Adjustments to the accuracy of motions made.

Vice Chair Dindinger moved to hold approval of the December 15, 2022 Decision Summary for a staff review. Commissioner McAndrews seconded the motion.

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

3. Agenda Summary Review—

Chairman Weber made a revision to the agenda to move the discussion item for Aspire Outdoors, LLC to the fourth item of the agenda; and to postpone the annual election of 2023 Officers to the February 16, 2023 meeting.

4. Discussion Items

- a. **Applicant:** Aspire Outdoors, LLC
- Agent:** Aspire Outdoors, LLC
- Location:** Camac Street
Tax Map 026, Grid 020, Parcel 0186
- Zoning:** R-10A
- Request:** Discuss the proposed six-building apartment complex with an associated community pool and poolhouse.

Applicant Presentation:

Derick Daly, Aspire Apartments LLC

Public Comment:

Allison Yates, 29812 Beall Drive
Bob Mueller, 29839 Standish Street
Lewis Plumer, 29812 Beall Drive
John Franczak, 29756 Captain Adamowski Street
Akshay Dhawan, 8658 Camac Street
Barbara Miller, 8664 Camac Street

5. Old Business —

- a. Continue Discussion of Amendments to Zoning Ordinance** — The Commission amended previous resolutions made to the Zoning Ordinance which included: 1) amending the Table of Permissible Uses for Accessory Dwelling Units in the R-10M district; 2) amending non-material changes of PUD Amendments to include “minor changes in elements that do not affect the overall architectural style”; and 3) upheld language used in non-material changes to remain as: “the substitution of one project amenity with a comparable amenity”. The Commission also made further refinement to language of the supplemental standards applied to multi-family apartment complexes within the CB district, and discussed height and or/story requirements to the standards for Missing-Middle housing types.
- b. Review and Approval of Subdivision Regulations** — Mr. Lynn Thomas presented revisions made to two Subdivision Regulation items: 1) the addition of Subsection 708 (i) of the park dedication requirements for 50% or more of the land area required for parks to be provided in one centrally located Neighborhood Park (as classified in the Comprehensive Plan); and 2) the addition of Subsection 703 (e) (6) to add a requirement for Traffic Impact Studies to include a brief summary of findings. The Commission also discussed the addition of language for an additional requirement that all Traffic Impact Studies are to be conducted by a licensed traffic engineer as selected by the Town.

Public Comment:

Thomas Ledvina

Vice Chair Dindinger moved to approve the current draft of Subdivision Regulations with an amendment to: 1) the addition of the language “parks may be passive, active or natural” to the ending paragraph of Subsection 708 (i); 2) the addition of the word “required” to the beginning of the second sentence in Subsection 708 (a) and to strike the information in parentheses; and 3) to approve the language as written for Traffic Impact Studies in Subsection 703 (e) (6). The Commission recommended that the Subdivision Regulations be forwarded to Town Council for their review and approval.

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

6. New Business— None

7. Staff Matters — None

8. Work Sessions — None

9. Commission Matters

- a. A special Comprehensive Plan workshop was scheduled to be held on February 2, 2023 at 10:00 a.m. in the Town Council Chambers of Easton Town Hall. The Commission will also finalize revisions to the Town's Zoning Code with time permitting.

10. Adjournment— Vice Chair Dindinger adjourned the meeting at 4:09 pm.