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TOWN OF EASTON, MARYLAND
Easton Town Hall
14 S. Harrison Street

July 7, 2014

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PRESENT AT CONVENING

9 Mayor Robert C. Willey
10 Council President John Ford
11 Councilmember Kelley K. Malone
12 Councilmember Megan M. Cook
13 Councilmember Pete Leshner
14 Councilmember Leonard E. Wendowski, Sr.

16 Also present was the Town Manager Mr. Robert F. Karge, Town Attorney Mrs. VanEmburch, Town Planner Mr.
17 Lynn Thomas and Town Clerk Mrs. Kathy Ruf.

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WORK SESSION TO DISCUSS PROPOSED ARTS & ENTERTAINMENT DISTRICT IN THE TOWN OF EASTON.

22 Also present for the work session was Mr. Gerry Early and Ms. Tracy Ward, Executive Director EEDC.

23
24 At 6:18 p.m., President Ford called the work session to order.

25
26 Mr. Gerry Early discussed the application process for an Arts & Entertainment District. He discussed the history
27 and economic development benefits. Mr. Early discussed the benefits for residents and businesses for people in the
28 proposed Talbot County Arts District. He stated that Easton Business Alliance has not embraced going forward
29 with the application. Mr. Early suggested going forward with the intent to apply as this does not commit anything
30 and gives an opportunity for interested parties to get on board.

31
32 Mr. Karge stated that Mr. Early has gone out of his way to be accommodating. Town needs to be nominally in
33 charge. Mr. Early has agreed to put the application together. He discussed the reporting measures and the
34 mechanisms that would have to be implemented.

35
36 Mr. Early thanked the council for the opportunity to appear and stated he would forward additional information
37 requested by the council.

38
39 Mayor Willey stated that it would be his intent to put in a placeholder with the intent to file an application.

40
41 Ms. Tracy Ward stated that she would be available to help gather information.

42
43 Mr. Early and Ms. Ward departed the meeting at 6:49 p.m.

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REGULAR MEETING:

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OPENING REMARKS BY MR. LESHER AND PLEDGE OF ALLEGIANCE.

49 Mr. Leshner gave opening remarks and led those present in the Pledge of Allegiance.

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APPROVAL OF MINUTES OF JUNE 16, 2014 MEETING.

53 Upon motion by Mr. Leshner seconded by Ms. Malone and carried unanimously, minutes of the June 16, 2014
54 meeting were approved as written.

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57

ITEMS BY MAYOR WILLEY.

58 Mayor Willey stated that there are five applicants for the Park Board.

59
60 Mayor Willey discussed a meeting he had with the Town Attorney two weeks ago regarding a bucket list for the
61 Town of Easton. He discussed the RTC property and stated that the building lots' revenue could be used for future
62 construction of the RTC Park. The proposals for the RTC building lots will be forthcoming.

63
64 Mayor Willey stated that Ms. Kathy Garcia and the Parks & Recreation Director recently met and more should be
65 heard regarding a proposed dog park in the near future.

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68

ITEMS BY THE TOWN MANAGER.

69 Mr. Karge stated that real estate tax bills went out last week. He discussed the questions regarding the homestead
70 tax credit and stated that there are only eight properties eligible for Homestead Tax Credit which is solely the result
71 of reassessment.

72
73 Mr. Karge discussed the public assembly permit for the Balloon Bakeoff July 31, 4:00 p.m. – 6:00 p.m. approved
74 by Chief Spencer.

75
76 Ms. Malone stated that she has had a couple of requests to install a dog waste receptacle on the northern end of the
77 trail closer to the North Easton Sports Complex.

78
79 Mr. Karge stated that the current dispensers are not used as intended.

80
81 President Ford stated that he felt a receptacle is needed as well.

82
83 **ITEMS BY THE TOWN ATTORNEY.**

84
85 **RESOLUTION NO. 6033, “A RESOLUTION TO ANNEX CERTAIN LANDS OWNED BY VARIOUS**
86 **OWNERS AND COLLECTIVELY KNOWN AS TALBOT COMMERCE PARK LOCATED ON THE**
87 **NORTHEAST SIDE OF GLEBE ROAD AND CONSISTING OF 125.057+ ACRES OF LAND, MORE OR**
88 **LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF**
89 **THE ANNEXATION.”**

90
91 The Town Attorney discussed the legislation to annex Talbot Commerce Park in to the Town of Easton.

92
93 President Ford brought Resolution No. 6033 to the floor for a first reading.

94
95 President Ford set the public hearing for the Talbot Commerce Park annexation for September 2, 2014 at 7:15 p.m.

96
97 **RESOLUTION NO. 6034, “A RESOLUTION TO CREATE A SPECIAL TAXING DISTRICT**
98 **ENCOMPASSING CERTAIN LANDS COLLECTIVELY KNOWN AS TALBOT COMMERCE PARK,**
99 **IN THE TOWN OF EASTON, LOCATED ON THE NORTHEAST SIDE OF GLEBE ROAD AND**
00 **CONSISTING OF 125.057+ ACRES OF LAND, MORE OR LESS, FOR THE FINANCING OF THE**
01 **CONSTRUCTION OF NEW INFRASTRUCTURE IMPROVEMENTS TO THE AREA.”**

02
03 President Ford brought Resolution No. 6034 to the floor for a first reading.

04
05 **ORDINANCE NO. 642, “AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL**
06 **ZONING MAP OF THE TOWN OF EASTON TO APPLY AN ORIGINAL ZONING CLASSIFICATION**
07 **OF BUSINESS COMMERCIAL (BC) AND INDUSTRIAL (I) TO THE TALBOT COMMERCE PARK**
08 **PROPERTY ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6033 LOCATED ON**
09 **THE NORTHEAST SIDE OF GLEBE ROAD AND CONSISTING OF 125.057+ ACRES OF LAND,**
10 **MORE OR LESS.”**

11
12 President Ford brought Ordinance No. 642 to the floor for a first reading.

13
14 President Ford remanded Resolution No. 6033 and Ordinance No. 642 to the Planning and Zoning Commission
15 their review and recommendation.

16
17 President Ford set the public hearing for the annexation and zoning classification of Talbot Commerce Park for
18 September at 7:15 p.m.

19
20 **RESOLUTION NO. 6035, “A RESOLUTION OF THE EASTON TOWN COUNCIL IN SUPPORT OF**
21 **THE TOWN OF EASTON’S FY2015 NEIGHBORHOOD REVITALIZATION APPLICATION.”**

22
23 Mr. Thomas, Town Planner discussed Resolution No. 6035 and the Neighborhood Revitalization Programs. Mr.
24 Thomas discussed projects and proposed funding to be submitted in the application.

25
26 Upon motion by Mr. Leshner seconded by Mrs. Cook and carried unanimously, Resolution No. 6035 was approved.

27
28 **PUBLIC HEARING TO DISCUSS THE REQUEST OF PENGUIN VENTURES, LLC, TO ENTITLE THE**
29 **DEVELOPMENT OF 114 RESIDENTIAL APARTMENT UNITS PROPOSED TO BE CONSTRUCTED**
30 **ON THE SUBJECT PROPERTY.**

31
32 At 7:20 p.m., President Ford opened the 7:15 p.m. scheduled public hearing.

33
34 Mr. Thomas discussed the Brant Court PUD application for a residential apartment project being proposed for lots
35 20-25 in the Carlton Business Park. He stated that it is for the development of 114 residential apartment units. He
36 discussed the Planning Commission’s findings regarding the request.

38 Mr. Thomas stated that the applicant has the right to develop subject to site plan requirements as per the permitted
39 uses or special exception uses as the requirements as the GC (General Commercial).

40
41 Mr. Wendowski stated there was no opposition to change the zoning at the Planning Commission hearing.

42
43 Mr. Tim Glass, Principal; Lane Engineering LLC introduced Messers Mike Donaldson, Tom Crete and Jim
44 Davidson from Lane Engineers. Mr. Glass discussed the history of the project. He stated that additional infill work
45 will not be needed.

46
47 Mr. Glass stated that the project will take place in phases beginning in the north end with a total of 186 parking
48 spaces. Mr. Glass stated that the development actually requires 179 spaces. He stated that the area will be heavily
49 landscaped with peripheral site lighting. Mr. Glass stated that there is a 30% required open space with 74%
50 provided.

51
52 Mrs. Cook asked what the actual total of usable open space is. Mr. Glass stated that he would get back with that
53 information. Mr. Glass stated that with this development, the storm water run over on Lot 26 may be remedied.

54
55 Mr. Glass stated that the streets are 43' wide with no other road connection points. He stated the proposed project
56 will not add traffic. He stated that the street work is interconnected with multiple ties.

57
58 Mr. Glass discussed vehicle traffic generating from the proposed project.

59
60 Mr. Glass stated that the rental for the units would be in the range of \$900-1100 for one and two bedroom units;
61 the market rate. There will be an on-site manager full time and a dedicated person for grounds and maintenance.
62 He stated that there will be an application process that includes income verification, credit checks and criminal
63 background checks. There are no age restrictions for the rental units.

64
65 Mr. Wendowski asked for data regarding the need for rental properties. Mr. Glass stated that he will provide
66 market analysis and rental rates.

67
68 The Town Attorney administered the oath to the audience. The President of the Council stated that there is also a
69 right to cross examination.

70
71 Mr. Wendowski asked for rear elevation drawings.

72
73 Mr. Roy Carlson; Waylands subdivision questioned the flooding pipe that runs under Rt. 331 and into that area.

74
75 Mr. Tom Ray, Crofton subdivision asked what the setbacks are for his property.

76
77 Mr. Glass stated that they are 15'; with the buffer, the setback will be 45'.

78
79 Mr. Hoyt Heinmuller, Alamo, Texas questioned how much of the existing forest will be cut.

80
81 Mr. Glass stated that there will be none.

82
83 Mr. David Caddell, real estate appraiser, 29556 Brant Court, stated his office is at the northeast corner of Brant
84 Court and Canvasback Drive. He stated he has owned property there for approximately 18-19 years and has
85 continually been fighting storm water conditions. He stated that he is not against the project but he would like the
86 project approved with conditions that runoff problems get resolved. Mr. Caddell stated that the developer has
87 expressed their willingness to address the problems. He stated that there was no drainage put in place with previous
88 development and there seems to be a seasonal situation. Mr. Caddell asked the council that if they do approve the
89 PUD, approve it in a fashion to reverse the wrongs that have occurred on this site. Mr. Caddell is asking assurance
90 that flooding problems occurring at Brant Court are addressed.

91
92 Mr. Glass stated that what Mr. Caddell summarized is accurate and that this project is an opportunity to try to
93 remedy that situation.

94
95 Sarah Everhart, Cowdrey Thompson, stated she is representing Mr. Caddell. Ms. Everhart discussed the PUD
96 process. She stated that this project is a unique opportunity. Ms. Everhart stated that there is no presumption in the
97 PUD process. She discussed this being an individual project in this individual location. She discussed the
98 applicants seeking a waiver for the storm water management permit. She discussed the project not adversely
99 affecting neighboring properties. She asked that one of the conditions if the council granted approval is that the
00 council hold this project to the highest possible storm water regulations.

01
02 Mr. Glass discussed the storm water management waiver.

03
04 Mr. Tom Ray stated that the storm water issue is significant. The entire area is wetlands. Mr. Ray stated that he
05 believes that four stories are out of character for that area.

06

07 Ms. Iris Giraud, 8229 Lincoln Court, stated the proposed property is filled with geese, herons and bull frogs. She
08 stated building the proposed development would force animals out. Ms. Giraud stated that she thinks it is really
09 beautiful there. She stated that the four story building is out of character.

10
11 Ms. Sara Springer, resident of Waylands stated that she has seen many of the flooding in her area. She stated that
12 she believes the development will add to the drainage issue.

13
14 Mr. Hoyt Heinmuller, 435 Rexine Drive, Alamo TX, stated that he owns two units in the Waylands Village. He
15 stated his view will be exposed to the northern most unit. Mr. Heinmuller stated that the four story apartment is a
16 concern of is as it is out of character and out of size. Mr. Heinmuller stated that he believes that the parking lot will
17 give light pollution. He discussed the storm water issue. Mr. Heinmuller stated that he believes the development
18 will decrease his property value. Mr. Heinmuller asked the council to respectively reject the project.

19
20 Mr. Roy Carlson discussed the quietness of the Waylands community.

21
22 Mr. Glass, Lane Engineering thanked everyone for their comments. He stated that the natural areas remain open.
23 Mr. Glass discussed the economics of the development.

24
25 Ms. Francis Seymour, Lincoln Court asked how long the project will take.

26
27 Mr. Glass stated that the first unit would be constructed in six months or less.

28
29 Mr. Tom Ray discussed the buffer zone.

30
31 Mr. Glass discussed the proposed buffer.

32
33 Mr. Leshner discussed connectivity as described in the Comprehensive Plan.

34
35 At 9:11 p.m., President Ford closed public hearing. He asked that written comments be submitted to the Town
36 Office for dissemination until close of business Friday.

37
38 President Ford stated that he had walked the property today. He discussed the property owners' right to develop
39 just as buyers and builders present tonight had done.

40
41 The Town Attorney advised that the public hearing should be continued as there are still items requested by the
42 council.

43
44 President Ford asked that a market study be forwarded. He stated that the public hearing will be continued but
45 written comments can be forwarded.

46
47 **ITEMS BY MEMBERS OF THE COUNCIL.**

48
49 Mrs. Cook thanked the Avalon and the Town of Easton for a great July 4th.

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51 **ADJOURN.**

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53 At 9:14 p.m., upon motion by Mr. Leshner, seconded by Ms. Malone and carried unanimously, President Ford
54 adjourned the regularly scheduled meeting.

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58 Kathy M. Ruf, Town Clerk