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**TOWN OF EASTON, MARYLAND
EASTON TOWN HALL
14 S HARRISON STREET**

September 18, 2017

PRESENT AT CONVENING.

Mayor Robert C. Willey
Council President John Ford
Councilmember Alan I. Silverstein
Councilmember Pete Leshner
Councilmember Ron E. Engle
Councilmember Megan M. Cook

Also present was the Town Manager Mr. Don Richardson, Town Attorney Mrs. Sharon VanEmburch, Town Planner Mr. Lynn Thomas and Town Clerk Mrs. Kathy M. Ruf.

6:15 PM COUNCIL AT EVFD TO VIEW ACTIVE 911 BOARD.

At 6:15 p.m., councilmembers, Mr. Richardson and Mrs. Ruf met at the Easton Fire Department to view the Active 911 Board.

Upon motion by Mr. Leshner, seconded by Mrs. Cook and carried unanimously, President Ford

MEETING.

At 7:00 p.m., President Ford called the meeting to order and reconvened into the regularly scheduled meeting. President Ford stated that Mayor Willey and councilmembers met earlier this evening at the Easton Volunteer Fire Department to view the Active 911 Board.

OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.

Mrs. Cook gave opening remarks and led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF SEPTEMBER 5, 2017 MEETINGS.

Upon motion by Mr. Leshner seconded by Mr. Engle and carried unanimously, minutes of the September 5, 2017 meeting were approved.

MR. GENE FEHER, VIETNAM VETERANS OF AMERICA TO DISCUSS VIETNAM TRAVELING WALL.

Mr. Gene Feher, Vietnam Veterans of America and senior vice Commander of VFW Post 5118 were present to discuss the Vietnam Traveling Wall project. He stated that the wall is scheduled to arrive on May 30, 2018 and remain until June 6. Mr. Feher introduced Mr. Royce Ball, Co-Chairman and Co-Founder of the Mid-Shore Recovering Veterans Group, Finance and Budget Chairman for this event. Mr. Feher stated that they are looking for volunteers to help with the project. Mr., Feher stated that they will read all 59,000 names on wall. Somber, significant honor. Need help from the town for the logistics.

Mr. Ball and Mr. Feher invited anyone interested to join their group, attend meetings and be a part of the event. They stated that they will be in attendance at future meetings to update the Mayor and Council. Their next meeting will be held September 28, 6:30 p.m.

Mr. Ball stated that there will be no admission charge and they are raising funds for the public event.

Mr. Ball gave their contact information. Mr. Ball's cell: 443-995-5908; Mr. Feher's cell: 203-464-2117/

President Ford volunteered to read names at the event.

ITEMS BY THE MAYOR.

Mayor Willey stated that a Wi-Fi project has been proposed to promote downtown tourism. He stated that discussed has occurred regarding issues with downtown and blue light safety lights. Mayor Willey asked the President of the Council to schedule a workshop October 16 at 6:00 p.m.

ITEMS BY THE TOWN MANAGER.

Approval for public assembly permits for:

- UN International Day of Peace Vigil – 9/21/17
- Easton High School Homecoming Parade – 10/6/17
- Community Festival 5k Run – 10/14/17
- Academy Art Museum Craft Show – 10/19/17 – 10/22/17

59 ○ Christmas in the Park – 12/2/17
60 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the Public
61 Assembly Permits were approved.

62 **APPROVAL OF BID FOR V BOX SALT SPREADER.**

63 Upon motion by Mr. Leshar seconded by Mr. Engle and carried unanimously, the bid from H.A.
64 Dehart in the amount of \$13,657 was approved.

65 **LETTER REQUESTING PROPERTY TAX ABATEMENTS FOR HABITAT FOR**
66 **HUMANITY.**

67 President Ford brought to the floor a letter from Ms. Nancy Andrew, Habitat for Humanity
68 Choptank Executive Director requesting abatement for parcels acquired by Habitat Choptank for
69 redevelopment.

70 Upon motion by Mr. Silverstein seconded by Mr. Leshar and carried unanimously, the following
71 real property taxes for properties owned by Habitat for Humanity for their Affordable Housing
72 Program were approved for abatement:

73 01-008943 35 W/s Locust St
74 01-015168 40 E/S Locust St
75 01-024140 W/S Locust St
76 01-026259 310 South St
77 01-012215 211 N/S Port St
78 01-015249 316 S/S Floyd Lane
79 01-002961 130 Hammond St
80 01-024892 115 N/S Port St
81 01-198594 233 Port St, Lot 2
82 01-198825 201 Port St
83 01-198766 205 Port St

84
85 **CONSENSUS ON THE REQUEST OF RISE UP DOVER ROAD LLC FOR A PLANNED**
86 **UNIT DEVELOPMENT (PUD) TO PERMIT THE CONSTRUCTION OF A NEW 8,000**
87 **SQUARE FOOT BUILDING AT 618 DOVER ROAD.**

88 Mrs. Cook stated that she has heard nothing back regarding the setback to the property.

89 It was the consensus of the Council to approve the PUD at 618 Dover Road as presented and also
90 incorporate the requirements as requested by Planning and Zoning.

91 **7:15 PM PUBLIC HEARING FOR ANNEXATION AND ZONING FOR**
92 **PROPERTY LOCATED ON OCEAN GATEWAY AND CONSISTING OF 3.960**
93 **ACRES OF LAND, MORE OR LESS.**

94 At 7:24 p.m., President Ford opened the scheduled JDoliver Public Hearing on the
95 annexation and zoning for property as located on Ocean Gateway.

96 Mr. Thomas introduced the annexation request. He discussed the annexation and stated that
97 it involves two parcels; Tax Map 25, parcels 38 and 241. Mr. Thomas stated that the
98 Planning Commission recently considered the application and recommended approval 5-0.
99 He stated that the area is in the Priority 1 area for annexation during this comprehensive
100 plan cycle. Mr. Thomas stated that the properties are zoned commercial use and the
101 Planning and Zoning Commission voted 5-0 to recommend annexation as it is consistent
102 with the Comprehensive Plan in general. Mr. Thomas stated that the properties are asking
103 for the CG classification which is the appropriate classification for this property. Mr.
104 Thomas stated the county tabled the matter and presumably, will address the request at their
105 next meeting.

106 Mr. Ryan Showalter, JDoliver, LLC, was present on behalf of the applicant. Mr. Showalter
107 introduced Mr. Dan Stein, representative for JDoliver.

108 Mr. Showalter stated that JDoliver, LLC has owned the property for a number of years and
109 they have a strong desire to invest in the business and property and cannot under current
110 county constraints. Mr. Showalter stated that the business needs to have town access, water
111 and sewer.

112 Mr. Dan Stein, discussed the corporation and stated that they currently have 13 dealerships.
113 Mr. Stein discussed their need to expand and stated that they intend to hire more employees
114 and create more jobs. He stated that they operate very clean and they are not the typical
115 truck facility. Mr. Stein reiterated the need for town water and sewer.

116 President Ford asked for questions. There were none.

117 President Ford opened the floor for public comments. There were none.

118 Town Attorney Mrs. VanEmburch stated that she is working with Easton Utilities and
119 intends to have the annexation agreement at next meeting.

120 At 7:36 p.m., President Ford closed tonight’s public hearing but left the hearing open for
121 comments until close of business Friday.

122 **RESOLUTION NO. 6085, “A RESOLUTION TO ANNEX CERTAIN LANDS**
123 **LOCATED ALONG OCEAN GATEWAY (U.S. ROUTE 50) AND CONSISTING OF**
124 **3.96 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND**
125 **TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION.”**

126 Introduced August 7, 2017. Not acted on this evening.

127 **ORDINANCE NO. 713, “AN ORDINANCE OF THE TOWN OF EASTON**
128 **AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO**
129 **APPLY THE GENERAL COMMERCIAL (CG) ZONING DISTRICT TO CERTAIN**
130 **LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY**
131 **RESOLUTION NO. 6085 LOCATED ALONG OCEAN GATEWAY (U.S. ROUTE**
132 **50) AND CONSISTING, COLLECTIVELY, OF 3.96 ACRES OF LAND, MORE OR**
133 **LESS.”**

134 Introduced August 7, 2017. Not acted on this evening.

135 **ORDINANCE NO. 714, “AN ORDINANCE OF THE TOWN OF EASTON**
136 **AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO PROHIBIT**
137 **NEGATIVE USE RESTRICTIONS AND/OR RESTRICTIVE COVENANTS THAT**
138 **PROHIBIT OR HAVE THE ECONOMIC OR PRACTICAL EFFECT OF**
139 **PROHIBITING THE USE OF A PROPERTY FOR GROCERY STORE PURPOSES**
140 **AFTER A GROCERY STORE HAS TERMINATED GROCERY STORE**
141 **OPERATIONS ON THE PROPERTY.”**

142 The Town Attorney discussed Ordinance No. 714.

143 President Ford introduced Ordinance No. 714 for a first reading.

144 President Ford remanded Ordinance No. 714 to the Planning & Zoning Commission for
145 review and recommendation and stated that the public hearing is scheduled for October 2,
146 2017 at 7:15 p.m.

147 **REVIEW OF INVOICES TOTALING \$898,855.19.**

148 Upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously, the
149 invoices totaling \$898,855.19 were approved.

150 **ITEMS BY MEMBERS OF THE COUNCIL.**

151 Mr. Engle stated that he is proud to announce that the golf course at Easton Club has been fully cut
152 and is in compliance with the Town Code.

153 **ADJOURNMENT.**

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155 At 7:41 p.m., upon motion by Mr. Silverstein seconded by Mr. Engle and carried unanimously,
156 President Ford adjourned the regularly scheduled meeting.

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Kathy M. Ruf, Town Clerk