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MINUTES OF THE
September 16, 2010 Meeting of the
Easton Planning & Zoning Commission

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Members Present: John Atwood, Chairman, and members, Dan Swann.
Linda Cheezum, Steve Periconi and Tom Moore.

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Members Absent:

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Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Range Planner and Stacie Rice, Planning Secretary.

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Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's August 19, 2010 meeting. Upon motion of Mr. Swann seconded by Mrs. Cheezum the Commission voted 5-0 to approve the minutes.

The next item was **Talbot County Right to Life** requesting to place a temporary 4' x 8' sign on the lawn of Immanuel Lutheran Church located on Ocean Gateway at Holly Road. The sign would be on site from September 19th through October 25th. Ms. Walter on behalf of Talbot County Right to Life explained that the sign would be part of a display called Cemetery of the Innocents which includes 600 small crosses. She explained that the displays are all over Maryland and have been for a number of years. Upon motion of Mrs. Cheezum, seconded by Mr. Moore the Commission voted 5-0 to approve the temporary sign as requested and also approved Talbot County Right to Life's request to have the same display September 2011 through October 2011.

The next item was regarding **Olive Garden**, the review of this item was limited to discussion only because a formal application had not been submitted. Present at the meeting were Neil Twilliger and Robert Hey of Olive Garden. Mr. Smith explained that the Darden Corporation is considering building an approximately 7,500 square foot Olive Garden sit down restaurant in the Town of Easton. The applicants were before the Commission in order to receive feedback on their proposed design. Mr. Twilliger stated they are currently considering building on Lot 5 of the Easton Commons Subdivision (north of Applebee's). He described their design proposal relative to their typical prototype building, highlighting the variations between the two. Mr. Smith explained the Town's requirements regarding the design of new buildings: contextually appropriate design and a prohibition of corporate franchise architecture. The Commission discussed the proposed design as well as Olive Garden's prototypical design and provided the presenters with feedback. Specifically the Commission suggested the presenters consider using a higher proportion of stone siding, consistent with their prototype design. The Commission also suggested modifying some of the proposed colors, recommending to the presenters that they consider using earth tones.

The Commission also discussed a conceptual site plan, specifically the issue of whether parking spaces could be located between the front façade of the building and U.S. Route 50. The Commission suggested eliminating the parking located in this area and possibly shifting the building towards U.S. Route 50. The presenters indicated this was not preferable to them for a variety of reasons. After discussion, the Commission and the presenters mutually favored a design that maintained the location of the building as initially proposed and provided a drive aisle and some parking to be located beyond the front horizontal plane of the building, however without any parking spaces directly between building and U.S. Route 50.

5 This area would instead be appropriately landscaped. This mutually favored design
6 would likely necessitate a waiver of 5 to 10 required off street parking spaces, the
7 Commission agreed in concept to the granting such a waiver should the application
8 formally come before them.
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10 The next item was from staff concerning the **Comprehensive Zoning Ordinance**
11 **Update**. Mr. Thomas explained that the Town has recently adopted the annual Zoning
12 Ordinance Amendments for 2010. He stated that there are two general types of Zoning
13 Ordinance amendments. These annual (and occasionally more frequent) amendments are
14 the more common type of revisions. The second type of Ordinance Amendments is the
15 Comprehensive Update. These occur less frequently, generally every six years or so
16 following each new Comprehensive Plan. The idea is that the Ordinance may possibly
17 need an overhaul in order to implement the policies of the new plan. Mr. Thomas stated
18 that is now time to consider Comprehensive revision or updates to the Zoning Ordinance
19 (and Subdivision Regulations). This will also include entertaining requests to rezone
20 property. Mr. Thomas briefly discussed the idea of adopting Form-based Codes. He
21 mentioned that there is a webinar, which provides an introduction to this concept. The
22 Commission thought that we should pursue this option. Mr. Thomas will look into
23 registering for the event and will be in contact with the Commission on scheduling.
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25 The next item was from staff concerning the final plat for **Mulberry Centre, Lot**
26 **4**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat once
27 the Town finds the plans acceptable. Upon motion of Mr. Periconi, seconded by Mr.
28 Swann the Commission voted 5-0 to authorize Mr. Atwood to sign the plats for Mulberry
29 Centre, Lot 4.
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31 The next item from staff concerning the final plat for **Lakelands, Block "C"**.
32 Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat once the
33 Town finds the plans acceptable. Upon motion of Mr. Periconi, seconded by Mr. Swann
34 the Commission voted 5-0 to authorize Mr. Atwood to sign the plats for Lakelands, Block
35 "C".
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37 The next item from staff concerning the final plat for **Easton Commons (LLR)**.
38 Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat once the
39 Town finds the plans acceptable. Upon motion of Mr. Swann, seconded by Mr. Periconi
40 the Commission voted 5-0 to authorize Mr. Atwood to sign the plats for Easton
41 Commons.
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43 There being no further business the meeting was adjourned at 2:15 p.m. by
44 motion of Mr. Swann, seconded by Mr. Moore.
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46 Respectfully submitted,
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50 Stacie S. Rice
51 Planning Secretary
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