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MINUTES OF THE
April 21, 2011 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: Zach Smith, Current Planner, Lynn Thomas, Long Range Planner, Tom Hamilton, Town Planner and Stacie Rice, Planning Secretary.

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Staff Absent: None.

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 March 17th meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 5-0 to approve the minutes.

The first item on the agenda was a continuation of the sketch site plan review that began in March 2011 for a 7, 399 square foot **Golden Corral Restaurant** on Lot 4 of the Mulberry Centre Subdivision. Mr. Stagg, the applicant's agent explained they have revised the architecture for Golden Corral and feel they have addressed the staff's input. Mr. Stagg explained he would be filing an application before the Board of Zoning Appeals for Variance required public sidewalk. The Commission was pleased with the changes presented by Golden Corral. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 5-0 to approve the sketch site plan as submitted and the architectural rendering as submitted.

The next item was from staff concerning **Revision to Design Guidelines for New Development**. Mr. Thomas explained that over the last couple of months there has been much discussion concerning Design Issues in Easton in general, and more specifically the Commission's *Design Guidelines for New Development* and their applicability/effectiveness in encouraging the type of development the Commission envisions. Mr. Thomas has begun editing the *Design Guidelines for New Development* by updating and clarifying the introductory language and setting the stage for establishing three different types of Guidelines rather than one that applies to the whole Town. Mr. Thomas took the existing set of Guidelines and placed them under the heading "Near Historic District Guidelines" and proposes to add two other subsections with substantially different design criteria. Those would be "Route 50 Guidelines" and "Major Retail Area Guidelines". The Planning Commission confirmed that the direction the revised guidelines are taking is appropriate and that Mr. Thomas should present the draft document to the Commission for their consideration once the draft is complete.

The next item discussed was proposed **New Industrial and Business Commercial Zoning Districts**. Mr. Thomas explained that last month the Commission discussed the need to revise the Industrial Zoning Districts by modifying the standards of the I-1 district and creating a new Business Commercial District. Mr. Thomas provided the Commission with draft language proposed to be added to the Zoning Ordinance. The Commission gave Mr. Thomas direction on refining the proposed language and asked that he make certain changes and then re-distribute the revised draft to the Commission for their further consideration.

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The next item was from staff concerning the final plat for **Ashby Commons, Phase 3**. Mr. Smith asked the Commission to authorize their Chairman to sign the plats. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted 5-0 to authorize Mr. Atwood to sign the subdivision plat.

The Commission briefly discussed the adequacy of parking at the hospital as well as the safety of pedestrians crossing Washington Street. The Commission encouraged the Town to look for opportunities to improve pedestrian safety in this area.

The staff also discussed with the Commission the proposed Zoning Ordinance amendment regarding LED Signs forwarded to the Town Council last month. Mr. Thomas stated that he had heard from one council person who was dissatisfied with the current proposal of adopting a 12 second hold time. The Commission discussed the appropriateness of a variety of hold times and ultimately agreed that a hold time ranging from 12 seconds to 5 minutes would be appropriate.

There being no further business the meeting was adjourned at 3:25 p.m. by motion of Mr. Periconi, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice
Planning Secretary