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MINUTES OF THE
May 19, 2011 Meeting of the
Easton Planning & Zoning Commission

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

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8 Members Absent:

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10 Staff Present: Zach Smith, Current Planner, Tom Hamilton, Town Planner and Stacie Rice,
11 Planning Secretary.

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13 Staff Absent: Lynn Thomas, Long Range Planner.

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15 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00
16 p.m. The first order of business was the approval of the minutes of the Commission's April 21st
17 meeting. Upon motion of Mr. Swann seconded by Mr. Moore the Commission voted 5-0 to
18 approve the minutes.

19
20 The first item on the agenda was **Chipotle Mexican Grill**. Claudia Humphreys of Street
21 Sense and Carl Bailer of Chipotle were present to represent the applicant. At the March 17th
22 Planning Commission meeting, the Commission had reviewed a site plan and architectural
23 elevations for this project. At that time the Commission had no comments on the site plan
24 however, found the proposed architecture to be inappropriate based on the Town's *Design*
25 *Guidelines*. Ms. Humphreys discussed with the Commission the revised architectural plans and
26 the modifications that have been made. The Commission indicated that the revised architecture
27 was generally consistent with the *Guidelines* and discussed possible further modifications that
28 could be made in order to address the shortcomings that remained. Upon motion of Mr.
29 Periconi, seconded by Mr. Swann the Commission voted 5-0 to 1) conditionally approve the
30 sketch site plan, 2) to make a favorable recommendation to the Board of Zoning Appeals and 3)
31 to waive 2 parking spaces. The approval of the site plan was conditioned on: 1) the addition of a
32 row-lock detail at the top of the building and 2) adding additional detail to the western façade of
33 the building. These modifications are to be presented to the staff, who has been delegated the
34 authority to approve the final plan based on the direction given by the Commission.

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36 The next item was a request from **Jensen's Inc. (Hyde Park)** for **Annexation** into the
37 Town of Easton. Mr. Ryan Showalter of Miles & Stockbridge represented the applicant. Mr.
38 Showalter explained that the property is located on the east side of US Rt. 50, north of Cordova
39 Road. He stated that Jensen's Inc. is requesting the annexation of 117.994 acres into the Town
40 of Easton, and is further requesting that the property be zoned R-10M. Mr. Showalter indicated
41 that Hyde Park's desire to tie onto the Town's sewer system is the primary purpose of the
42 annexation request. Mr. Showalter explained that an engineering design is currently underway
43 and that the applicant has been working with Easton Utilities. Mr. Showalter explained the
44 annexation of this parcel does not create any enclaves and is supported by the Town's
45 Comprehensive Plan. Mr. Hamilton stated the property is adjacent to the existing Town
46 boundary; however, a more logical boundary would be created if the interceding parcels along
47 Cordova Road and Rt. 50 were included in the annexation. Chief Spencer with the Easton Police
48 Department also recommended revising the boundary from what was being proposed to include
49 additional right-of-way for US Route 50 north of the Airport Road intersection as well as the for
50 MD Route 309 east of the Black Dog Alley intersection. Mr. Showalter was not in favor of

55 modifying the annexation request to include these other properties due to time constraints and
56 suggested the Town of Easton annex the additional areas of concern on their own initiative in
57 order to make the boundary clearer. Upon motion of Mr. Periconi, seconded Mrs. Cheezum the
58 Commission voted 5-0 finding the proposed annexation and the proposed zoning to be consistent
59 with the Town's Comprehensive Plan. Mr. Periconi also made a motion to recommend to the
60 Town Council that they consider annexing additional property to address the right-of-way issues
61 discussed during the meeting. The motion was seconded by Mrs. Cheezum and the Commission
62 voted 5-0.

64 The next item was from staff regarding the **Design Guidelines**. Mr. Thomas distributed
65 revised guidelines to the Commission prior to the meeting, but in Mr. Thomas's absence the
66 Commission will discuss at their June meeting.

68 The next item from staff was the **Annual Report**. In Mr. Thomas's absence, Mr.
69 Hamilton asked the Commission to review the draft Annual Report provided to them and should
70 they have any comments or suggestions to add to the Annual Report to please get in touch with
71 Mr. Thomas prior to the June meeting.

73 There being no further business the meeting was adjourned at 2:15 p.m. by motion of Mr.
74 Periconi, seconded by Mr. Moore.

Respectfully submitted,

Stacie S. Rice

Planning Secretary