

MINUTES OF THE
November 17, 2016 Meeting of the
Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Don Cochran, Bill Frost, Paul Weber and Tal Bone.

Members Absent:

Staff Present: Lynn Thomas, Town Planner, Brett Ewing, Current Planner, Stacie Rice, Planning Secretary, Rick VanEmburch, Town Engineer and Sharon VanEmburch, Town Attorney.

The Commission did not have minutes to review.

The first item on the agenda was **Highland TCP, LLC** requesting sketch plan review for a 7,875 square foot office/warehouse. Bill Stagg with Lane Engineering was present at the meeting. Mr. Stagg explained that the building will consist of a two-story office space of 4,500 sf and a one-story warehouse space of 3,375 sf. The applicant recently obtained Town approval to construct a 24,162 sf Office building on the same site. The building is currently under construction. Mr. Stagg explained that the architecture will be consistent with the building currently under construction. Upon motion of Mr. Weber seconded by Mr. Bone the Commission voted 5-0 to approve the sketch site plan as submitted.

The next item was **Bob Evans** requesting sketch site plan review for 4,621 square foot restaurant. Tim Glass with Lane Engineering and Mickie Wildman with MS Consultants were present at the meeting. Mr. Glass explained that the lot was previously developed with the same use but a building fire resulted in a complete demolition. The applicant has chosen to relocate the building onsite. Mr. Glass explained that the building has been moved further north to help with better visibility from Rt. 50. Ms. Wildman explained that the proposed building is to be brick and hardi plank siding. Mr. Glass stated they are proposing to utilize the existing site conditions including lighting. Landscaping requirements have been met. Upon motion of Mr. Bone seconded by Mr. Weber the Commission voted 4-1 (Mr. Frost against) to approve the sketch site plan/architecture as submitted with a waiver of seven (7) parking spaces.

The next item on the agenda was **Michael's Arts and Crafts** requesting sketch site plan review for a 16,860 square foot retail building. Proposed building is to be located within the Waterside Village Shopping Center. Bill Stagg with Lane Engineering and Pete Cleland with Remco Properties were present at the meeting. Mr. Stagg addressed the parking, landscaping and storm water for the proposed site. He explained that the proposed architecture would be brick and stucco. The Commission did not feel the architecture as proposed was appropriate. They suggested the applicant look at surrounding buildings in Waterside Village. MaryAnn Milligan, owner of Ben Franklin's Craft Store, explained to the Commission her concerns with Michael's coming to Easton and how it would affect her business. Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 5-0 to table the application to allow the applicant time to revise the architecture.

The next item was from staff concerning **Sts. Peter & Paul Church/School**. Brent Outten and Peggy Wilson were present at the meeting. Mr. Outten explained that Saints Peter & Paul School is requesting permission to place a fundraising sign located on the east side of RT 50 on Saints Peter & Paul Parish property. Mrs. Wilson explained that a month ago, Bishop Malooly from the Diocese of Wilmington, granted them permission to begin fundraising for the new proposed home of Saints Peter & Paul High School and athletic fields. She stated they have already received substantial funding commitments, however, their goal is to build off this momentum by using this sign to create even more excitement towards our capital campaign. They are proposing to have the sign no more than one (1) year. The Commission voted 5-0 to approve the sign request for one (1) year or when 40% of the funds have been raised (whichever comes first).

The next item was **Zoning Ordinance Amendments**. Mr. Thomas explained he has a list of items for discussion and possible consideration as amendments to the Zoning Ordinance. Those items are **Expansion of Areas where Museums Might be Established, Permit a logo to be included on Directional Signs, Other sign issues, Definitions, review the Use Table and make sure that there is a clearly corresponding definition and parking standard for each use, Allow for Industrial Uses and/or properties in Industrial Zoning Districts to have a 6' fence in front yards and new uses**. The Commission discussed each item at length and asked Mr. Thomas to draft language for further review of some of the items. The Commission felt the others were not necessary or could wait until the Ordinance is comprehensively updated.

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

Respectfully submitted,

Stacie S. Rice
Planning Secretary