

MINUTES OF THE September 15, 2016 Meeting of the Easton Planning & Zoning Commission

Members Present: Members, Dick Tettelbaum, Chairman, Talbot Bone, Don Cochran and Paul Weber.

Members Absent: Bill Frost

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

Upon motion of Mr. Bone, seconded by Mr. Cochran the Commission voted 4-0 to approve the August minutes as submitted.

Mr. Tettelbaum welcomed Paul Weber to the Planning Commission as the newest member. Mr. Tettelbaum also stated that the Blake Street Planned Re-Development application was withdrawn from the agenda and will be back before the Commission at their October meeting.

The first item on the agenda was **219/221 Dover Street** requesting PUD Sketch Site Plan review to construct eight (8) single-family detached dwelling units on a single parcel. Bill Stagg with Lane Engineering and Hoppy Stafford, Owner were present at the meeting. Mr. Stagg stated that the single parcel is .42 acres in size and is zoned CR. Mr. Stagg explained that Mr. Stafford plans to re-develop the site to provide market rate housing close to downtown. Mr. Stagg stated that the proposed units are consistent with residential structures in the area. Proposed units to be approximately 16' wide, 2 bedrooms with a front porch. Storm water and landscaping are in compliance with the standards. Mr. Weber commended the applicant on the concept and design of the project. He asked if the applicant would modify architecture to provide more diversity with the units (siding materials, different roof styles and siding color). Mr. Bone agreed with Mr. Weber and stated he didn't want each unit looking the same. Mr. Stafford stated he was willing to modify the exterior architecture to make units look different. The Commission discussed at length the existing and proposed sidewalks.

Upon motion of Mr. Cochran seconded by Mr. Weber the Commission voted 4-0 to recommend approval of establishing the PUD district and approval of the PUD sketch site plan as the application is consistent with and supported by the Easton Comprehensive Plan with the following recommendations:

- The applicant shall construct or repair/replace sidewalks on all property frontages.
- The dwelling architecture shall include multiple facades utilizing different roof lines/ pitch, siding material, siding and shingle color and design of front porch.
- The applicant shall address all staff, staff report and Planning Commission comments prior to Development Plan submittal.

The next item was **Lidl Grocery Store** requesting sketch site plan review to construct a 35,962 square foot grocery store. Ben Taylor with Bohler Engineering was present at the meeting. The subject property is 3.73 acres and is zoned PUD. Mr. Carman with Lidl explained that Lidl, who is based in Germany is excited to come to the U.S. and bring European experience to Easton. Chris Mondoro explained that the proposed building is to be setback a greater distance from St. Michael's Road. John Padussis, Architect explained that Lidl has modified their architecture to fit into Easton. They are proposing various colors of brick and stucco, wood soffit and overhangs. He stated that the curved roof line is part of Lidl's branding. Mr. Armistead representing Orion explained he is in no way against the project but asked the Commission to consider access to the Orion site and make this a condition of approval. Mr. Tettelbaum had concerns with Lidl's consistency with the Comprehensive Plan as well as the applicant's plans for the rear access onto the Orion property. Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 4-0 to table the application.

The next item was a discussion regarding property located at **7872 Ocean Gateway** (former Southern States Property). Bill Stagg with Lane Engineering, Doug James and Steve Hershey were present at the meeting. Mr. Stagg explained they are before the Commission with a conceptual plan for the former Southern States property located on Ocean Gateway. Mr. Stagg stated that the existing building (7,500 square feet) would remain on the site. The site plan proposal shows two additional building (5,000 to 6,000 square feet) being added to the site. The Commission was favorable to the proposed site plan and suggested the architecture be consistent for all building and would like to see a landscaping buffer. The Commission stated they look forward to a formal review of the plans.

The next item was **Proposed Zoning Amendment to allow for alternate Planning Commission members**. Mr. Thomas explained that the State Land Use Article allows for local jurisdictions to have alternate members of the Commission. He stated that there is an alternate member for the Board of Zoning Appeals and it is useful to have the alternate, not just to fill in when a regular member is unable to attend on a given day, but in the case where we begin a Hearing and a member realizes that they may have a conflict of interest and needs to recuse themselves from a particular hearing. Having an alternate member in attendance allows for the meeting to continue with a full board. Mr. Thomas pointed out to the Mayor the ability for Alternate members exists, the Town just doesn't utilize it. The Mayor suggested amending the Zoning Ordinance to allow him to consider appointing one or two alternate members of the Board. Mr. Thomas provided the Commission with a draft Zoning Ordinance Amendment would do that. Alternates would be appointed pursuant to the same process by which regular members are currently appointed, which is that the Mayor appoints them, subject to confirmation by the Town Council. Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 4-0 to accept and send a favorable recommendation to the Town Council and to address the bylaws in such a way to address concerns that may arise.

There being no further business the meeting was adjourned at 2:15 p.m. by motion of Mr. Cochran seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice
Planning Secretary