

MINUTES OF THE
April 20, 2017 Meeting of the
Easton Planning & Zoning Commission

Members Present: Richard Tettelbaum, Chairman, Tal Bone, Don Cochran, Paul Weber and Philip Dinkel.

Members Absent:

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

The Commission voted unanimously to approve the March minutes as written.

The first item on the agenda was **517 August Street** with a request to expand the residential use by a Subdivision creating a total of four (4) lots with six (6) dwelling units through the Planned Redevelopment Overlay District Standards. Mike Wood, Owner of the subject property was present at the meeting. Mr. Wood explained that he was before the Commission at their March meeting at which time the Commission reviewed his request to redevelop the property. At that time, the Commission felt the proposal was too much for the site and asked Mr. Wood to modify the plan and re-submit. Mr. Wood explained he has modified the plans to address the Commission's concerns. Mr. Wood explained he is proposing three (3) total lots for a total of 6 units. The structures have been re-oriented to North/South. He stated that proposed vehicles would load from the alley. Mr. Wood stated he would like to construct a garage/apartment on Lot 1. Tim Kerns, Architect for the project explained he has created structures/architecture that would have front and rear porches, gable ends that would fit into the existing neighborhood. Mr. Wood explained that he will have to get Historic District Approval for the project. The Commission asked that the applicant construct a sidewalk along Park Street that would adjoin the existing sidewalk on August Street. The Commission was pleased with the modifications Mr. Wood has made. The Commission voted 5-0 to approve the sketch planned redevelopment site plan with the following conditions:

- 1.) Addition of a brick sidewalk along Park Street.
- 2.) Review/Approval from the Historic District Commission.

The next item on the agenda was **The Peoples Bank**. Mr. Lyons with the Peoples Banks stated that the bank is located at 204 N. Washington Street. They would like to provide a setup area for non-profits in the parking lot on the N. Harrison street side of The People's Bank. The duration requested is 8:30 am to noon on Saturdays, May through October. Mr. Lyons stated there is parking available at the Bank. Mr. Lyons stated that the Bank has contacted the Avalon Foundation (Easton Farmers Market) and they have no issues with the Bank's request. Mr. Ewing explained that the Planning Commission is the authority for temporary use permits that exceed the time frame of 30 days.

Upon motion of Mr. Dinkel seconded by Mr. Cochran the Commission voted 5-0 to approve the temporary use request for one (1) year from today's date.

The next item on the agenda was **Pool Land, LLC** requesting sketch site plan review for a 3,429 square foot car wash and a 4,647 square foot full service building. Mr. Tettelbaum recused himself from this application. Bob Rauch with Rauch Inc., was present at the meeting Mr. Rauch explained his client is proposing to construct 8,076 square feet of car wash related buildings on a 1.893 acre site. Mr. Rauch explained that access to the car wash would be off of Glebe Road directly across from Brooks Drive. Mr. Rauch stated that the proposed architecture would be similar to the adjacent Aqua Pools building. All landscaping and Storm Water Management requirements will be met at Development submittal. Mr. Rauch stated that there is adequate space for the stacking of vehicles entering the car wash.

Mr. Showalter on behalf of Tom Cohee, Developer of Talbot Commerce Park explained that the original Lot 1 was created in 1997 through the Talbot County subdivision process. He explained that Glebe Road at that time was under County maintenance/ownership. A note on the 1997 subdivision plat restricted direct access to Glebe Road from Lot's 1, 17, 18 and 19. The Town of Easton has since taken ownership of Glebe Road out to the entrance of Talbot Commerce Park which fronts the subject lands and will allow direct access. Talbot Commerce Park was annexed in December of 2017. He asked that the Commission not approve access onto Glebe Road. Mr. Tom Cohee provided the Commission with two (2) letters from property owners on Glebe Road stating that they do not want additional access onto Glebe Road.

Mrs. VanEmburch stated that she felt as though the Note on the Plat could be revised to allow access onto Glebe.

Mr. Dave Thompson representing Dan Bridges, Owner of The Car Pool explained he feels as though it is a regulatory note (on the Plat) and that the private recorded community covenants say nothing about access on Glebe.

The Commission discussed at length the access onto Glebe Road. The Commission felt as though an access onto Glebe Road was an issue of concern and asked the applicant to resolve with the opposing party. After resolving the access issue the applicant can return to the Commission.

The Commission voted unanimously to table the application.

There being no further business the meeting was adjourned at 2:55 p.m. by motion of Mr. Weber seconded by Mr. Cochran.

Respectfully submitted,



Stacie S. Rice
Planning Secretary