

MINUTES OF THE
August 17, 2017 Meeting of the
Easton Planning & Zoning Commission

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

Staff Present: Lynn Thomas, Town Planner, Stacie Rice, Administrator, Sierra Crist, Current Planner, Rick VanEmburch, Town Engineer and Sharon VanEmburch, Town Attorney.

The Commission voted unanimously to approve the July minutes as submitted.

The first item was **219/221 Dover Street**. Hoppy Stafford was before the Commission to discuss the phasing of sidewalks for his PUD Project on Dover Street. Mr. Stafford stated he has been talking to the Rick VanEmburch, Town Engineer for the phasing of the sidewalks. Mr. VanEmburch stated that Mr. Stafford can build the first section of sidewalk that goes with the first unit and bond the remainder of the sidewalk with the understanding that it be built within two years. Mr. Thomas stated that the sidewalks were a condition of the PUD Approval. Mrs. VanEmburch stated that the Commission can grant relief for the applicant regarding the sidewalks. Mr. VanEmburch stated that the 2 years for the completion of the sidewalks would start with the issuance of the grading permit and the sidewalk must be provided prior to occupancy. Upon motion of Mr. Cochran seconded by Mr. Bone the Commission voted 5-0 to approve Mr. Staffords request for a 2 year extension to complete the sidewalks with the understanding that the 2 years will start when the grading permit is issued and subject to all bonding being in place.

The next item on the agenda was **JDOLIVER with a Request for Annexation**. Ryan Showalter and Brendan Mullaney on behalf of the owner were present at the meeting. Mr. Showalter explained he is before the Commission with a Petition for Annexation of 3.96 acres of land +/- on the lands of JDoliver, LLC. Mr. Mullaney stated that the current business does large truck sales and service. They need to expand their business and are at capacity for sewer. Mr. Mullaney explained that the surrounding properties are zoned commercial and industrial. They are requesting that both parcels have CG (General Commercial) Zoning. Mr. Mullaney stated the Future Land Use Map shows these parcels as commercial and this would be the first annexation in this area on Route 50. Mr. Thomas explained that this annexation does not create any enclaves. Upon motion of Mr. Dinkel seconded by Mr. Cochran the Commission voted 5-0 to find that the request is consistent with the Town's Comprehensive Plan in general, and the Municipal Growth Element, voted unanimously to recommend the establishment of the CG Zoning District upon the Annexation parcels and voted unanimously to recommend approval of the Annexation.

The next item was Discussion concerning **Port Street Small Area Plan**. **The Commission met with the Talbot County Planning Commission to discuss the Draft Port Street Small Area Plan and Related Actions**. The Commission scheduled a special meeting for Monday, August 28th at 9 a.m.

There being no further business the meeting was adjourned at approximately 2:10 by motion of Mr. Weber seconded by Mr. Bone.

Respectfully submitted,

Stacie S. Rice
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Planning Secretary