

MINUTES OF THE  
March 16, 2017 Meeting of the  
Easton Planning & Zoning Commission

Members Present: Tal Bone, Vice Chariman, Don Cochran, Paul Weber and Bill Frost.

Members Absent: Dick Tettelbaum.

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 voted unanimously to approve the February minutes as written. Mr. Bone welcomed Mr. Dinkel to the Commission. Mr. Dinkel will serve as an alternate member of the Commission.

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 and Brenda Wood, Owners of the subject property and Willard Parker legal representative for the owners were present at the meeting. Mr. Parker explained that Lot 4 will be a single family dwelling and Lots 2 & 3 will be duplexes units. Mr. Wood stated he will be residing at 517 August Street. Mr. Wood stated he felt this was a good in-fill project and would fit in with the neighboring properties. Mr. Parker demonstrated to the Commission that there are multi-family units surrounding the subject property. All parking would be provided off street. The front setbacks for the new units would be 5' which is consistent with the existing houses in the area. Mr. Weber explained he would prefer to see two units instead of the proposed three units. He felt that two units would fit better on the site. Mr. Bone suggested that the applicant reconfigure the existing lot layout. Mr. Bone suggested that the single family unit face August Street not Park Street. He felt as though the current configuration changes the streetscape. Mr. Bone was also against cars backing onto Park Street. Mr. Dinkel and Mr. Cochran felt as though the applicant was trying to construct too much on the lot and suggested the applicant reconfigure the lot layout. Mr. Parker stated they would like to revise the layout and re-submit. The Commission voted unanimously to table the application.

The next item on the agenda was **Achievement Park (490-500 Cadmus Lane)** requesting a parking waiver from the required 599 parking spaces to allow 588 spaces associated with a proposed 149,811 square foot Medical facility/Office Building renovation. Bill Stagg representing Achievement Park stated he is requesting a waiver of 16 spaces. Upon motion of Mr. Weber seconded by Mr. Frost the Commission voted 5-0 to approve the parking waiver request.

The next item was a Temporary Use for seasonal outside storage at Wal-Mart. Mr. Thomas stated he has received a request from Wal-Mart requesting a temporary use for

outside storage for seasonal items. The temporary storage would be placed near the existing garden center and would remain until July 1, 2017. Upon motion of Mr. Frost seconded by Mr. Cochran the Commission voted 5-0 to approve the request for 3 years as long as there is no significant change to the request.

Next was a discussion of Next Steps in Review of **Port Street Small Area Master Plan**. Mr. Thomas suggested the commission meet in a work session to discuss the plan prior to the April 20th Planning Commission meeting. Mr. Thomas is looking to gather information from the Commission to see what items should be changed and or modified in the Plan. The Commission asked Mr. Thomas to work with Mr. Tettelbaum on dates for a workshop session.

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