

MINUTES OF THE
May 18, 2017 Meeting of the
Easton Planning & Zoning Commission

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

Staff Present: Lynn Thomas, Town Planner, Trevor Newcomb, Manager P & Z, Rick VanEmburch, Town Engineer and Sharon VanEmburch, Town Attorney.

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

The first item on the agenda was sketch site plan review for **Lot 9, Waterside Village**. Bill Stagg with Lane Engineering was present at the meeting. Mr. Stagg explained he is before the Commission with a request to construct a 40,517 square foot medical services building (two phase project). Proposed building height to be 35'. Mr. Stagg explained that the current lot is vacant. He stated that to the NE is the OHS Office Building and to the SW is BJ's Wholesale Club. Medical office uses are outright permitted uses in the I-1 Zoning District as well as the BC that this is expected to become. Mr. Stagg explained that the proposed building would be in two phases. Proposed building architecture would be block, brick and cast concrete. Parking is proposed in excess of requirements (162 required 200 provided). Landscaping and SWM requirements have been met. Sidewalks already exist on the site.

Upon motion of Mr. Dinkel seconded by Mr. Weber, the Commission voted 4-0 to approve the request.

The next item on the agenda was **Celeste Industries Corporation** with a Petition for Annexation. Mr. Zach Smith with Armistead, Lee, Rust & Wright was before the Commission requesting annexation into the Town of Easton and assignment of the Industrial (I) Zoning Classification. Mr. Smith explained that properties Adjacent to the north, south & west are all part of the Industrial Park and are zoned either I-1 or I and used industrially. Land to the east was annexed in 2013, is zoned I-1 and used industrially. A tiny bit of the parcel adjacent to the northeast is in Talbot County and is used industrially. The existing site consists of two buildings and associated parking. The two properties together total 4.446 acres. Mr. Smith stated that the Comprehensive Plan indicates the property is a Priority 1 Growth Area and Future Land Use is shown as industrial. The subject properties were improved in 1969 and 1972, presumably under Talbot County rules and regulations. At one time they were in Town (the Industrial Park as a whole was annexed in 2007), but asked to be jettisoned (i.e. de-annexed) from the Town, presumably because they did not need Town services at the time and wished to avoid Town personal property (and other) taxes. The Town has since revised its tax policy more favorably for such businesses and Celeste would like to connect to Town Water and Sewer and to have the ability to expand, which is much more likely in the Town than the County. Possible expansion might also allow for the consolidation of the business office (currently located in Carlton Industrial Park) with the operations.

Upon motion of Mr. Weber seconded by Mr. Bone, the Commission voted 4-0 finding the request consistent with the Comprehensive Plan.

Upon motion of Mr. Bone seconded by Mr. Dinkel, the Commission voted 4-0 to recommend the Town Council approve the request for annexation.

The next item on the agenda was **Saints Peter & Paul Parish**. Zach Smith with Armistead, Lee, Rust & Wright was present at the meeting. Mr. Smith explained he is before the Commission requesting review of a Special Exception Application to obtain a recommendation to the Board of Zoning Appeals. The SE is for a new SSPP High School with associated athletic facilities, and new "Family Life Center" for the SSPP Parish, plus associated amenities (e.g. parking, storm-water management). Mr. Smith stated that one of the two parcels involved with this request is currently improved with Saints Peter & Paul Church which was built in 2006. The two parcels together total 69.459 acres. Mr. Smith stated that The Catholic Diocese Foundation acquired the subject properties from Tristan Associates in 1999. A special Exception was approved for the Church in 2003 and it opened in 2006. The balance of the property continues to be unimproved and farmed. Both aspects of the proposed use are permitted via Special Exception by the Zoning Ordinance. Mr. Thomas explained that at this time the applicant is only requesting your recommendation (to be forwarded to the BOZA) on the Special Exception aspect of the request. Should the applicant successfully obtain SE approval from the BOZA, they will be back before the Commission for review/approval of a site plan.

Upon motion of Mr. Dinkel seconded by Mr. Bone, the Commission voted 4-0 to recommend approval for modification of Special Exception for Educational Use.

The next item on the agenda was **Achievement Park (former Cadmus site); Development Plan Approval Extension**. Mr. Stagg with Lane Engineering explained he is before the Commission with a requesting a one-year development plan approval extension from the current approval expiration date of August 26, 2017 through August 26, 2018. Mr. Stagg explained that site construction has been delayed for various reasons, and is now projected to start August 2017.

Upon motion of Mr. Bone seconded by Mr. Weber, the Commission voted 4-0 to extend development plan approval.

The next item was from Staff concerning the **Forest Conservation Update**. Mr. Thomas stated the Forest Conservation Ordinance has been updated and upon questions replied that the Town's updated Forest Conservation Plan is largely modeled after the State of Maryland's Model Plan with local amendments.

Upon motion of Mr. Bone seconded by Mr. Weber, the Commission voted 4-0 to approve the Forest Conservation Ordinance and forward to the Town Council for their approval.

There being no further business the meeting was adjourned at approximately 2:30 by motion of Mr. Weber seconded by Mr. Bone.

Respectfully submitted,



Stacie S. Rice
Planning Secretary