

MINUTES OF THE
April 19, 2018 Meeting of the
Easton Planning & Zoning Commission

Members Present: Don Cochran, Vice Chairman, Talbot Bone, Paul Weber and Vicky McAndrews.

Members Absent: Richard Tettelbaum and Jake Laureska.

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

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

The first item on the agenda was **Jensen's Hyde Park** requesting an alternative to the 100' Perennial Stream Buffer. Casey Rauch with Rauch, Inc., was before the Commission asking for a reduction of the Town's perennial stream buffer width requirement from 100' to 50' in an onsite location where a perennial stream has recently been MDE field-verified. Mr. Rauch stated that the overall site plan has been approved by the Planning Commission, however a 100' buffer will create a significant hardship on the approved site plan. Mr. Thomas explained that perennial stream buffers are mandated by municipalities and are intended to maintain the overall health of the stream. The Town's Zoning Ordinance states that the Planning Commission may grant a reduced buffer width if the applicant can demonstrate the stormwater management benefits achieved in a reduced buffer width meet or exceed the stormwater management benefits in a 100' buffer. Mr. Rauch stated he has been working with the Town Engineer and MDE to identify a stormwater management plan within a 50' perennial stream buffer. Mr. Rauch provided the Commission with an exhibit that identified a bio swale that will provide over double the water quality volume than would be achieved in a 100' wooded buffer.

Upon motion of Mr. Weber seconded by Ms. McAndrews the Commission voted 4-0 to approve the request to reduce the perennial stream buffer from 100' to 50'.

Mr. Tettelbaum arrived and was Chairman for the remainder of the meeting.

The next item was **8342 Ocean Gateway**. Sandy Thomson was before the Commission with a temporary request to locate an 8' x 40' storage container on the property. Mr. Thomas said the site was formerly Murphy's Automotive Repair. Mr. Thomson is looking to restore British sports cars at this location. In an effort to renovate the existing building, Mr. Thomson needs the storage container to store the contents of the existing building. He stated that the overall plan is to add an addition on the building. He also requested the temporary use of three (3) Carolina car ports on the property. These will be used to store vehicles from the weather while the building is under renovation. Mr. Thomson stated that the car ports would be located on site for two years.

Upon motion of Mr. Weber seconded by Mr. Cochran the Commission voted 5-0 to approve the request to permit temporary Carolina Car Ports and a steel storage container on site while plans for a building addition are created, submitted and construction occurs with the following conditions:

- The Carolina Car Port is permitted to be on site for two years. This will expire two years from the date of the Planning Commission meeting (Expiration 4-19-2020).
- The Steel Storage Container is permitted to be on site for three years. This will expire three years from the date of the Planning Commission meeting (Expiration 4-19-2021).

The next item discussed was **Possible Zoning Ordinance Amendments**. Mr. Thomas explained that the Commission at their March meeting discussed possible Zoning Ordinance Amendments. He is back before the Commission to discuss two alcoholic beverage-related issues. He stated that there were two; one to create a craft beverage manufacturing establishment use, and a second to accommodate uses recently made possible with the County's passage of the bistro legislation and amendments to the Liquor Laws. Mr. Thomas felt that in regards to the craft beverage use, the Commission was good with the concept and what was present in terms of Ordinance Amendments. The Commission at that time had some level of reservation concerning the term "craft". Mr. Thomas has added this use to be permitted in the MXW Port Street and Water's Edge Sub-districts and stated that he believed the concern with the term "craft" was related to volume at production, which he has addressed with a supplemental standard.

The second request is from Zach Smith on behalf of Paul Prager, who has requested an amendment to add a use "wine bistro" to permit the sale of wine both on and off-premises, with light food service. Mr. Smith provided a definition to the staff and suggested the use be permitted by right in the CR Zoning District, and suggested one supplemental standard which would require that light food service be available during all times when wine is served for consumption on-premises. Mr. Thomas explained that the only change from last month was to make it clear that this use could be utilized for either beer or wine (not just wine as originally proposed) and add the CG and MXW Water's Edge and Port Street sub-districts as locations where the use is permitted.

Upon motion of Mr. Tettelbaum seconded by Mr. Bone the Commission voted 5-0 to approve the Zoning Ordinance Amendments as permitted and forward a favorable recommendation to the Town Council.

The next item discussed was the MXW Zoning Regulations. The Commission discussed density and TDR's. The Commission scheduled a workshop for Thursday, May 10th at 10:00 a.m to continue their ongoing discussion of possible refinements to the MXW Standards.

There being no further business the meeting was adjourned at 2:45 p.m. by motion of Mr. Cochran seconded by Mr. Weber.

Respectfully submitted,



Stacie S. Rice
Planning Secretary