

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
APRIL 21, 2016
MINUTES**

Present: Robert Olewine; Shirley Hicks; Dave Mehelas; Heather Mahaffey; Richard Czernik; Lisa M. Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

Absent: Dawn Schwartz

Mr. Olewine called the meeting to order at 7:10 p.m.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the March 17, 2016 meeting. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1489 – REQUEST OF EXPEDITE THE DIEHL REPRESENTING WAWA, INC., 6529 HEMMINGFORD DRIVE, CANAL WINCHESTER, OHIO FOR THE FOLLOWING VARIANCES FOR SIGNAGE: 1) 22’4” FRONT SETBACK VARIANCE FOR PLACEMENT OF A PYLON SIGN; AND 2) VARIANCE FOR TWO (2) ADDITIONAL WALL SIGNS. THIS ACTION CONCERNS PROPERTY LOCATED AT 302 W. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 314, PARCELS 193, 197 & 198, ZONED C-2

Mr. John Eidberg, Real Estate Project Engineer for Wawa and Mr. David Schlachman of DMS Development, LLC were in attendance to address this request. Mr. Eidberg stated they have all approvals and permits in place to begin construction of the Wawa. The variance request is for front setback for a pylon sign and two additional wall signs for the gas canopy. Discussion ensued regarding the location of the gasoline tanks and the sign.

Mr. Mehelas inquired whether the signage, at other Wawa locations in the area, was the same as those being requested for Elkton. Mr. Eidberg noted that the signs being requested for Elkton are part of a new initiative proposed for Wawa stores. Questions arose regarding the location of the entrance for the store. Mr. Eidberg noted that the entrance was at the western edge of the property on Pulaski Highway. Mr. Schlachman pointed out that the access point traveling east on Route 40 is a right in and right out only and there is also a full access entrance on Landing Lane. Mr. Eidberger noted the right in right out entrance on Route 40 is lined up with the center median cut so that people traveling west can get access to the store safely.

Mr. Olewine questioned Mr. Bromwell regarding the directional signs shown on the submitted plans and whether they required any variances. Mr. Bromwell stated that directional signs did not require permits or variances. Mr. Bromwell informed the board members that the entrances and other site work are addressed by the Planning Commission, State Highway and others and therefore this board should mainly be focused on the proposed signage.

Mr. Olewine entertained additional questions from the Board. There were no additional questions offered at this time.

Mr. Olewine entertained question or comment from the audience. There were none.

MOTION: Motion was made by Mr. Mehelas to approve the 22’4” front setback variance for placement of the pylon sign. The motion was seconded by Ms. Hicks and unanimously approved by the remaining board members.

MOTION: Motion was made by Ms. Hicks to approve the variance for two (2) additional wall signs. The motion was seconded by Ms. Mahaffey and unanimously approved by the remaining board members.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell informed the board that there were no cases submitted for the May meeting.

Election of Officers

Mr. Olewine called for nominations for the Chair of the Board of Zoning Appeals.

MOTION: Motion was made by Mr. Mehelas to nominate Mr. Olewine to continue as Chair of the Board for the remainder of the 2016 calendar year. The motion was seconded by Ms. Hicks and unanimously approved by the remaining board members.

Mr. Olewine called for nominations for the Vice Chair of the Board of Zoning Appeals.

MOTION: Motion was made by Ms. Hicks to nominate Mr. Mehelas as the Vice Chair for the remainder of the 2016 calendar year. The motion was seconded by Mr. Olewine and unanimously approved by the remaining board members.

Mr. Olewine inquired if Mr. Bromwell was aware of any items that might be coming for the June meeting. Mr. Bromwell stated that Union Hospital may have a special exception submittal.

There being no further business to address Mr. Olewine called for a motion to adjourn the meeting.

MOTION: Motion was made by Mr. Mehelas to adjourn the meeting. The motion was seconded by Ms. Hicks and the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Brenda Humphreys