

**TOWN OF ELKTON
PLANNING COMMISSION
JANUARY 9, 2023
MEETING MINUTES**

Present: Dave Wiseman; G. Edward Ginder; William Muller; Mandy Feeney; Lisa Blackson, Esquire; Jeanne Minner, Director of Planning

Absent: Keith Thompson

Mr. Wiseman called the meeting to order at 6:00 p.m. He stated the first item on the agenda is approval of the minutes from the December 12, 2022 meeting. There being no corrections from the Commission members, Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Ginder to approve the minutes of the December 12, 2022 Planning Commission meeting as written. The motion was seconded by Ms. Feeney with the remaining Commission members voting as follows: Mr. Muller – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF FREDERICK WARD ASSOCIATES REPRESENTING APPLE FORD LINCOLN, CONCEPT MAJOR SITE PLAN, PULASKI HIGHWAY, TAX MAP 033B, PARCEL 2462, LOT 1 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Tom Miner and Ms. Katelynne Pierce of Frederick Ward were in attendance to address this request. Mr. Miner stated they are proposing an auto dealership for this site which is approximately 6 acres and zoned C-2 (Highway Commercial). They are proposing two entrances off of Pulaski Highway – one dedicated to the lot and the other will be shared with the adjoining lot. They will be using public water & sewer for the project. They are proposing two buildings approximately 20,000 square feet in size.

Mr. Miner stated since this is an auto dealership parking is key and therefore stormwater is primarily provided on the west (downhill) side of the property.

Mr. Wiseman asked if Mr. Miner had received comments from the Town and KCI. Mr. Miner stated that he did receive comments from them. Mr. Wiseman asked if they had any concerns in addressing any of the comments. Mr. Miner stated they did not have any issues with the comments.

Mr. Wiseman asked if there were any waivers that will be requested. Mr. Miner stated they are still looking for tenants and once they have been contracted they will have a better idea of specific requirements for each business. Mr. Miner said, specifically with respect to tree removal, they don't want to say they will have to remove all the trees but they may be able to save some of them.

Mr. Wiseman asked about a comment regarding storage on the property. Mr. Miner stated Apple Ford currently owns the lot adjacent to where the storage yard will be located. They would like to connect those two properties together at some point in the future.

Mr. Wiseman asked if Ms. Minner had any concerns with any of her other comments. She did not. Mr. Wiseman asked if she knew how many specimen trees are on this property. She stated there are specimen trees throughout Lots 1 & 2. They have already received a variance for three specimen trees on Lot 3. Discussion ensued regarding the number of parking spaces between landscape islands. Mr. Miner said they would like to have some flexibility regarding placement of trees in the landscape islands since they can be detrimental to vehicles. Ms. Minner stated the Town will work with them on where the display area is located

and look at the type of trees that would work well. She stated for now this can be addressed with outstanding comments in the motion.

Mr. Wiseman asked if any Commission members had any additional questions or comments. There were no other questions.

Mr. Wiseman opened the floor for audience comments. There was no one in attendance who wished to speak for or against this request. He opened the floor for attendees online who had any

MOTION: Motion was made by Mr. Muller to approve the Concept Major Site Plan for Apple Ford contingent upon addressing all outstanding comments. The motion was seconded by Mr. Ginder with the remaining Commission members voting as follows: Ms. Feeney – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF MORRIS & RITCHIE ASSOCIATES, INC. REPRESENTING DRI/TCC ELKTON LAND, LLC, ADD ON SUBDIVISION PLAN, SOUTHFIELDS OF ELKTON, LOTS 1 & 3, COMMERCE CENTER DRIVE, TAX MAP 033B, PARCEL 169, LOT 1 TO PARCEL 2462, LOT 3; TAX MAP 033B, PARCEL 2371, LOT 3 TO PARCEL 2462, LOT 3 AND ZONED (PARCEL 169 & 2371) PUD AND (PARCEL 2462) C-2 (HIGHWAY COMMERCIAL)

Ms. Amy DiPietro of Morris & Ritchie Associates and Mr. Joe Whitebread of Trammel Crow were in attendance to address this request. Ms. DiPietro stated they are here to discuss the add-on subdivision plan for Elkton Commerce Center 4. It is part of the three lot subdivision which Mr. Miner was speaking to. Trammel Crow will be developing the back half of the property and they have a deficit of forest conservation which is needed for this project of 11.17 acres.

She stated the adjacent property with the first three phases of the Elkton Commerce Center has a surplus of forest conservation and they are proposing to add some of that property to Lot 3 in order to meet their forest conservation requirement. Ms. DiPietro stated the plat has been delivered to the Town for signature and once it is recorded Lot 3 will be 19.713 acres. After the add-on subdivision plat is completed it will be 30.833 acres and will enable them to meet the intent of the forest conservation regulations.

Mr. Wiseman asked if Ms. DiPietro had received comments. She confirmed she received comments and reviewed them with their surveyor. The forest conservation comment is the only one that will require some additional work but will not be a problem to address.

Mr. Wiseman asked if Ms. Minner had any additional questions or comments. Ms. Minner stated she had an outstanding question with DNR but she has not heard back from them as yet regarding the onsite forest conservation plans for Lot 3. There was discussion regarding payment of a fee-in-lieu but within a week they will be recording a subdivision which will address the forest conservation requirements.

Mr. Wiseman opened the floor for any board comments. There were no questions or comments. He opened the floor for audience comments. There was no one in attendance to speak for or against this request. He asked if anyone online had any questions or comments. There were no questions or comments.

MOTION: Motion was made by Mr. Ginder to approve the Add On Subdivision Plan for Southfields of Elkton, Lots 1 & 3 at Commerce Center Drive contingent upon addressing all outstanding

comments. The motion was seconded by Ms. Feeney with the remaining Commission members voting as follows: Mr. Muller – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

OLD BUSINESS: Ms. Minner mentioned they are continuing to review numerous plans which have been submitted to the Town.

NEW BUSINESS: One of the Commission members asked Ms. Minner if there had been any movement on the Sheetz project. She noted that the Sheetz project is still moving forward with their plans.

Election of Officers

MOTION: Motion was made by Mr. Ginder to nominate Mr. Wiseman for Chair of the Planning Commission for the coming year. The motion was approved unanimously by the remaining members.

MOTION: Motion was made by Mr. Wiseman to nominate Mr. Ginder for Vice Chair of the Planning Commission for the coming year. The motion was approved unanimously by the other remaining members.

Mr. Wiseman stated the next meeting of the Planning Commission will be on February 6, 2023. There being no additional items to discuss Mr. Wiseman adjourned the meeting at 6:15 p.m..

Respectfully submitted,

Brie Humphreys