

**TOWN OF ELKTON
PLANNING COMMISSION
SEPTEMBER 10, 2012**

PRESENT: David Wiseman, (Chair); H. Fred Thomas, II; Sue Whitaker; Brad Carrillo; G. Edward Ginder; Commissioner Mary Jo Jablonski; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: Asma Manejwala

Mr. Wiseman called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Mr. Ginder to approve the minutes from the August 6, 2012 Planning Commission meeting. The motion was seconded by Ms. Whitaker and unanimously approved.

BELLE HILL DEVELOPMENT, LLC, STAVROU ASSOCIATES, INC. AND BELLE HILL MANOR LP, CONCEPTUAL SITE PLAN FOR 84 APARTMENTS AND A CLUBHOUSE ON BELLE HILL ROAD, TAX MAP 303, PARCELS 1128, 1131 AND 1132

Mr. Dwight Thomey, Mr. Steve Moore, Mr. Scott Link and Mr. Peter Stone were in attendance to address this request. Mr. Thomey commented that the project is a concept plan for workforce housing. Mr. Wiseman inquired if comments had been received from KCI and the Town of Elkton. Mr. Thomey noted that these comments were received and has mostly been addressed. Mr. Steve Moore noted that there are 8 manor style apartments which are in eight (8) buildings with 12 units per building. He stated the comments received from KCI, the Town and the fire department present no issues and they should have these comments incorporated into the plan within the next week. There are 1, 2 and 3 bedroom apartments provided in the project.

Mr. Wiseman inquired if a traffic impact study had been completed. Mr. Moore answered that it had been completed. Mr. Thomey informed the Board that his clients feel this location is ideal for their project with access to major transportation routes and the fact that it is in the Town's Planned Development Area.

Mr. Wiseman asked if Ms. Minner had any additional comments. She addressed comments with reference to parking spaces, parking area layout and open space. Mr. Stone and Mr. Moore noted the concerns of Ms. Minner and the Board and will review prior to their next submission.

Mr. Carrillo asked if the project would be privately maintained. Mr. Moore stated that there would be an onsite management company and noted that the residents are encouraged to organize a resident association.

Mr. Wiseman entertained questions or comment from KCI or the Board. Ms. Minner noted that the Town is upgrading the sewer conveyance system in the area.

Mr. Wiseman entertained questions or concerns regarding this project.

COMMENTS

John McDaniel of 2860 Cherry Hill spoke on behalf of his mother-in-law who resides at 489 Appleton Road. He voiced concerns regarding workforce housing requirements such as pay ranges, location to employment and shopping areas and the fact that these requirements are not available along Belle Hill Road. Glen Creek Apartments, which is another workforce housing project, is located in the general area and currently has a 30% vacancy rate. He feels if Elkton is having difficulty filling occupancy with one workforce housing project why do they need another 84 unit project. He voiced his concerns about traffic issues and road improvements, specifically with regard to tractor trailers at the intersection of Belle Hill and Appleton Roads. He also questioned whether the water improvements would be done before or after the project begins. Mr. Thomey stated that the water would be needed to begin the project and noted that they have a written agreement with Artesian to supply the water for this project.

W. J. Denver of 141 Ash Lane off of Blue Ball Road who also was speaking on behalf of his mother who resides at 489 Appleton Road. He voiced his concerns that this project would become another 'Winding Brook'. Mr. Wiseman asked him to keep his comments focused on the project and not speculate about the persons residing there. He mentioned other developments in the area and his concerned that this project would become similar to those.

Ellen Cosby of 4353 Telegraph Road spoke on behalf of her mother who owns property in the area. She voiced her concern that her mother's property will be devalued by the project.

Linda Wood of 521 Appleton Road voiced her concerns about the exit from Belle Hill Road onto Appleton Road. She questions how long the project has been in the works. Mr. Thomey stated that this is the first submittal for the project. She is concerned about public water and issues with runoff onto adjoining properties. Mr. Thomey made the plans available to Ms. Wood and others and addressed her questions. He stated that there are no plans for an exit from the project onto Appleton Road. She also had a concern that they would be forced to tie into the new water system. Mr. McDaniel stated that he spoke with someone at the County and was assured that they would not be required to tie in. Mr. Todd Frey of KCI stated that the State would not require them to tie into public water. He added that if their septic systems failed they would be required to tie into a sewer system.

Mr. Jim Cosby has lived at 445 Appleton Road and his grandmother lived at 489 Appleton Road and he is very familiar with this area. His concerns included traffic patterns, high occupancy, time study regarding transportation, school capacities and where the children will attend, unattended children or pets crossing the roads to get to stores across 279 since there are none in the area of the project. His also voiced his concern that although the project may be built under workforce housing zoning how will they be able to stop the zoning from being changed in the future.

There were no additional persons who wished to speak and therefore Mr. Wiseman closed the comment portion of the meeting.

MOTION: Motion was made by Mr. Carrillo to approve the Conceptual Site Plan for Belle Hill Manor based upon all comments being addressed and the issues regarding the neighborhood park being resolved. The motion was seconded by Mr. Thomas and unanimously approved.

Mr. Wiseman noted that the discussion regarding the Zoning Ordinance has been postponed.

Mr. Thomas requested that Mr. Wiseman go over the different submittals that are required for projects within the Town limits. Ms. Minner informed those in attendance that the project files could be viewed at the Town office. Mr. Wiseman advised the audience that the next meeting of the Planning Commission would be on October 8, 2012 and that they could call the Town Planning office in order to determine if this project would be on that agenda.

Mr. Wiseman made a general statement regarding the Town's responsibility to this area now that it has been annexed into the Town. Mr. Ginder noted his experience driving in this area in a work related capacity and his concerns regarding the traffic issues. Mr. Carrillo noted that over the years the Board has looked at growth areas and this area was one of those growth areas and he believes this project fits the criteria envisioned.

Ms. Minner noted the Zoning Ordinance is continuing to be reviewed regarding repetitive language within the Supplementary Use Regulations and Permissible Use Table.

OLD BUSINESS – Ms. Minner presented a request from the Singlerly Fire Company with regards to their landscape plan. They are requesting to remove trees proposed for the landscape and parking areas in order to provide an area for helicopter landings. She provided a plan showing the area in questions and asked if the Board had any issues with granting this request or if they felt it needed to be brought back before the Board. The general consensus of the Board was for the decision to be made administratively.

NEW BUSINESS – Ms. Minner presented information regarding Senate Bill 236 which addresses 'tier' maps. She provided the Board with copies of the maps which show the four (4) tiers. The area the County has proposed around Elkton gives her no concern and a vote will need to be completed by December of 2012. She noted that she will be meeting with Mr. Dave Dalstrum of Maryland Department of Planning on September 11th to go over this information.

She also discussed Plan Maryland is looking for Elkton to adopt different areas designated in order to focus their funding.

She discussed Sustainable Communities and grants being available.

She mentioned the Revised Flood Plain Maps were received from the State and will need to be updated. She will make them available to the Board at their next meeting. She also discussed the Flood Plan Ordinance and Maps.

There were no additional items for discussion and Mr. Wiseman adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Brenda Humphreys