

**TOWN OF ELKTON  
PLANNING COMMISSION  
OCTOBER 8, 2012**

**PRESENT:** David Wiseman, (Chair); Sue Whitaker; Brad Carrillo; G. Edward Ginder; Clara Campbell, Esquire; Theresa Thomas, Planner

**ABSENT:** Commissioner Mary Jo Jablonski; H. Fred Thomas, II; 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 September 10, 2012 Planning Commission meeting. The motion was seconded by Ms. Whitaker and unanimously approved.

**JOHN MASCARI OF FAIR HILL ENGINEERING, REPRESENTING SUMMIT AT WALNUT HILL 2, EXTENSION OF REVISED PRELIMINARY MAJOR SUBDIVISION. THIS ACTION CONCERNS PROPERTY LOCATED AT SINGERLY ROAD & KATIE LANE, ELKTON, MARYLAND, TAX MAP 306, PARCELS 2162 & P/O 2435, ZONED RO**

John Mascari of Fair Hill Engineering was in attendance to address this request. He stated the plan was last reviewed in November of 2010 and was given Preliminary approval at that time. Section 1 was reviewed last year and was given Final approval. The plan includes twenty-one (21) single family attached homes with a neighborhood park and stormwater management lot. He reminded the Board that in order to accommodate the driveways and sidewalks at the appropriate location that the road right of way had been modified.

He pointed out that they are working on the engineering for this section and are working with State Highway regarding improvements along Route 213.

He confirmed receipt of letters from the Town dated 10/2/12 and KCI dated 9/26/12. He added all comments can be worked out with these parties prior to submittal for final approval. He is requesting a two-year extension but they do expect to submit for final within the next year, short of any issues arising.

Mr. Wiseman asked Ms. Thomas and Mr. Frey if they had any additional comments. There was some discussion regarding stormwater management. He asked the Board and the audience for any additional comments. There were none.

**MOTION:** Motion was made by Mr. Ginder to approve a two-year extension of the Revised Preliminary Plan for Summit at Walnut Hill – Section 2 contingent upon addressing all outstanding comments. The motion was seconded by Mr. Carrillo and unanimously approved.

**BELLE HILL DEVELOPMENT, LLC, STAVROU ASSOCIATES, INC. AND BELLE HILL MANOR LP, ADD-ON SUBDIVISION PLAN, TAX MAP 303, PARCEL 1128, LOT 1; PARCEL 1131, LOT 4; AND PARCEL 1132, LOT 5; ZONED R-3**

Mr. Dwight Thomey, Mr. Steve Moore, Mr. Scott Link and Mr. Peter Stone were in attendance to address this request. Mr. Thomey explained that the reasoning for the add-on subdivision was simply for consolidation of the multiple parcels into one parcel.

Mr. Wiseman asked if the comments from the Town and KCI had been received. Mr. Thomey confirmed that they were received and there were no issues with any of the comments received for this part of the submittal.

Mr. Wiseman entertained question or comment from the Board and the audience. There were none.

**MOTION: Motion was made by Mr. Carrillo to approve the Add-On Subdivision for Belle Hill Manor contingent upon addressing all outstanding comments by the Town and KCI. The motion was seconded by Ms. Whitaker and unanimously approved.**

**BELLE HILL DEVELOPMENT, LLC, STAVROU ASSOCIATES, INC. AND BELLE HILL MANOR LP, PRELIMINARY SITE PLAN, TAX MAP 303, PARCELS 1128, LOT 1; PARCEL 1131, LOT 4; AND PARCEL 1132, LOT 5; ZONED R-3**

Mr. Thomey explained that the comments from the Concept Plat have been addressed and stated that one issue which came up during the addressing of the comments was regarding the neighborhood park and open space and whether the park could be included as part of the useable open space requirements. He believes that the Zoning Ordinance seems to allow for that use. He reminded the Board that their density is approximately half of what is normally allowed under the Ordinance. They believe their layout is the best use of the property and added that the proposed open space is 30% of the site.

Mr. Wiseman inquired about a comment regarding fee in lieu and Mr. Thomey indicated that the allowance of the park to overlap the open space would bring a resolution to that comment.

Mr. Wiseman questioned Mr. Frey of KCI about his comments regarding stormwater management issues. Mr. Frey responded that their concern was for the soils and KCI had requested an analysis be done of flows to the area in question to confirm proper drainage. He added that the main issue is timing and being sure the size of the stormwater management facilities is appropriate. He indicated the remaining comments were minor.

Mr. Carrillo brought up the issues regarding parking for the clubhouse and loop drive. Mr. Moore confirmed that three angled spaces have been added near the clubhouse and they could possibly add some parallel parking along the loop drive. Mr. Carrillo stated that it would be

beneficial to see these changes on the plan. Mr. Moore pointed out that the three-bedroom units have garages and that half of the two-bedroom units have garages.

Mr. Wiseman entertained additional comment from the Board. There were none.

Mr. Wiseman opened the floor for comments by the audience regarding the project.

### **COMMENTS**

Mr. John McDaniel of 2068 Singerly Road was in attendance to address his concerns since his mother owns property at 489 Appleton Road. He voiced three specific concerns, which he had presented at the last meeting, which included: 1) There is an existing workforce housing project which is currently 30% unoccupied and does not see the need for additional workforce housing projects; 2) He is greatly concerned about necessary improvements to Belle Hill Road, regarding sidewalks and bicycle lanes and specifically the road width at the intersection of Belle Hill and Appleton Roads; and 3) the letter from the developer dated 9/21/12 stated that the drop off at the corner of Belle Hill Road and Appleton Road is an existing condition and is not created or worsened by new trips. He added that with 84 new units there will be additional calls for emergency vehicles and voiced his concerns with large vehicles having issues at the intersection of those two roads. He asked that the developer work with State Highway to address this issue.

Mark Healy of Traffic Concepts addressed Mr. McDaniel's comment regarding road width. He stated Belle Hill Road is a County maintained road and the State has a policy for bicycles and pedestrians but the letter made recommendations to the County and the Town to provide bicycle lanes. He also added that accel and decel lanes would be worked out at final submittal. Mr. McDaniel asked what the recommendations were from the County. Ms. Thomas stated that the Town has not received any recommendations from the County as of this date.

Mr. Dwight Hair of 19 Feeder Road spoke in favor of the project. He believes the area needs nice housing. He also agreed that the State needs to address the important issue of the intersection of Belle Hill and Appleton Roads.

Ms. Diane Hair of 19 Feeder Road asked that they reconsider the name for the subdivision.

Since there were no other individuals who wished to speak the floor was closed to comment on this project.

Mr. Wiseman pointed out that Mr. Chris Rogers was unable to attend the meeting and therefore Ms. Thomas would give the Board the status of revisions to the Zoning Ordinance. Ms. Thomas informed the Board that she, Jeanne Minner and Craig Trostle had met with Chris Rogers and they are almost through the revisions to the Permissible Use Table and Supplementary Use Regulations and will be meeting again this week. Specific detail is being given to cleaning up the language for neighborhood parks and open space for apartments and what constitutes 'active' open space.

**MOTION: Motion was made by Mr. Ginder to approve the Preliminary Site Plan contingent upon addressing all outstanding comments and allowing the neighborhood park and open space to be**

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**included as part of the active open space requirements. The motion was seconded by Ms. Whitaker and unanimously approved.**

**OLD BUSINESS** – None

**NEW BUSINESS** – None

The next meeting of the Planning Commission is scheduled for November 12, 2012.

There were no additional items for discussion and Mr. Wiseman adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Brenda Humphreys