

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

PRESENT: David Wiseman; Asma Manejwala; Sue Whitaker; G. Edward Ginder; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

ABSENT: H. Fred Thomas, II; Brad Carrillo; Commissioner Mary Jo Jablonski

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 November 12, 2012 Planning Commission meeting. The motion was seconded by Ms. Whitaker and unanimously approved.

CASE # 1441 – REQUEST OF BHINDER BHINDER AND SURJIT SINGH, 126 EAST HIGH STREET, ELKTON, MARYLAND FOR A SPECIAL EXCEPTION TO OPERATE A CONVENIENCE STORE. THIS ACTION CONCERNS PROPERTY LOCATED AT 126 EAST HIGH STREET, ELKTON, MARYLAND, TAX MAP 310, PARCEL 1202, ZONED C-1

Mr. Bhinder Bhinder and Mr. Surjit Singh were in attendance to present this request. Mr. Bhinder stated that their intention for the store is to serve the community and provide a convenience. They feel this building is a good location for this use. Mr. Wiseman noted they mentioned placement of a deli in the store on their application. Mr. Bhinder confirmed they would have a deli.

Ms. Manejwala asked if there would be access between the therapy office and the store. Mr. Bhinder stated that the store would have a separate entrance from the therapy office.

Mr. Wiseman asked whether parking rationale needed to be addressed. Ms. Minner stated that Ms. Thomas had confirmed that there would be sufficient parking for the convenience store. Mr. Wiseman questioned whether a convenience store had been at this location in the past.

Ms. Minner inquired whether they would be selling liquor at this location. Mr. Bhinder stated that they would not be selling liquor at this time. Mr. Wiseman asked if they would be working independently or as part of a 7-Eleven, etc. Mr. Bhinder responded that they would be working independently.

Mr. Wiseman inquired about sign regulations. Ms. Minner stated that the signs would need to be approved by the Building Department and would require permits. There was discussion regarding parking spaces specified for use by the Elkton Senior Housing.

Mr. Wiseman entertained additional questions from the Board. Ms. Manejwala asked if there will be any Health Department requirements due to the deli. Ms. Minner inquired whether plans had been submitted to the Building Department. Mr. Bhinder stated that plans were submitted.

Ms. Whitaker inquired as to the hours of operation. Mr. Bhinder replied they would be open from 7:00 a.m. to 10:00 p.m. Mr. Ginder voiced his concern about their proximity to the Boys & Girls club should they choose to sell liquor in the future.

Mr. Wiseman entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to recommend approval of the convenience store at this location provided the applicant obtains all required permits. The motion was seconded by Ms. Manejwala and unanimously approved.

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

Mr. Dwight Thomey and Mr. Steve Moore of Stavrou Associates were in attendance to present this project. Mr. Thomey stated that all comments from the Town and KCI have been addressed. Mr. Wiseman asked if there was anything additional which needed to be addressed. Mr. Thomey stated this plan was basically the same design as the previous ones but with the comments addressed.

Mr. Wiseman entertained questions from the Board. There were none. Mr. Wiseman entertained questions from the audience.

Ms. Ellen Crosby of 4353 Telegraph Road voiced her concern regarding the proximity of the subdivision to the high tension wires, the truck stop and the interstate and how this might facilitate the movement of drugs, guns, etc.

Ms. Kimberly Chastain and Ms. Linda Wood of 521 Appleton Road inquired whether fencing would be placed along the rear of the subdivision toward Appleton Road due to their concern for children in the subdivision having access to Appleton Road. Mr. Moore provided copies of that area for review and it was noted that a fence will be provided along Appleton Road along with dense landscaping buffer yards.

MOTION: Motion was made by Ms. Manejwala to approve the Final Site Plan. The motion was seconded by Ms. Whitaker and unanimously approved.

OLD BUSINESS – Ms. Minner addressed the Sewer Tiers map which the Board has seen previously and which will be submitted to the State. She noted some minor changes which were made.

MOTION: Motion was made by Mr. Ginder to approve the Sewer Tiers Map. The motion was seconded by Ms. Manejwala and unanimously approved.

Additionally, Ms. Minner addressed the Plan Maryland Map and advised there are five planning area designations and provided the rationale behind each area. Discussion ensued with Board members asking questions regarding septic systems. She noted that she still wishes to make additional review of plan.

NEW BUSINESS – Ms. Minner inquired whether all members of the Board have taken the MDP Training. Mr. Ginder has not completed the training as yet.

The current zoning ordinance revisions for Article XIV - Recreational Facilities & Open Space are being reviewed.

The Verizon Store being planned at the corner of Route 213 and Route 40 has made changes to their submittal and will not be placing an addition on the building.

Questions were raised about the recent change by State Highway Administration from traffic lights to four-way stops at a few intersections in Town.

Ms. Minner made the Board aware of a project being planned for the former Department of Aging building on North Street for apartments for seniors.

The next meeting of the Planning Commission is scheduled for January 7, 2013.

There were no additional items for discussion and Mr. Wiseman adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Brenda Humphreys