

**TOWN OF ELKTON
PLANNING COMMISSION
MARCH 10, 2014**

PRESENT: Asma Manejwala; G. Edward Ginder; Sue Whitaker; Rick Keane; Cameron A. Brown, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: Commissioner Mary Jo Jablonski; David Fordyce; Theresa Thomas, Assistant Planner

Ms. Manejwala called the meeting to order at 7:05 p.m.

ACTION: Motion was made by Mr. Ginder to approve the minutes from the December 9, 2013 Planning Commission meeting. The motion was seconded by Mr. Keane and unanimously approved.

AMERICAN ENGINEERING & SURVEYING, INC. REPRESENTING COLLINS FAMILY, LLC, 400 N. BRIDGE STREET, MODIFIED SITE PLAN, TAX MAP 310, PARCELS 675 & 676, ZONED C-2

Dr. Collins, Property Owner, Tim Granger of American Engineering and Richard Rinehart of Clark Design Group were in attendance to represent this request.

Mr. Granger noted that the building in question is the old tavern building at Elkton Boulevard and Maryland Route 213. The existing building was non-conforming and the cost for the renovations they proposed exceeded the allowance for nonconforming buildings and therefore they have decided to place a new building that would be placed within the setbacks required for the zone.

They have received comments from the Town and KCI. He mentioned that a copy of the plans was submitted to State Highway and they are waiting for their comments. The number of parking spaces to be provided for the project will include an additional 4-5 spaces than the amount required. He noted that they do not anticipate any concerns from State Highway.

Mr. Ginder mentioned his apprehension regarding vehicles accessing their property by way of a curb cut off of Route 213. He wondered if this would be changed to an upright curb. Mr. Granger stated they do not plan to make any changes to the curb cut. Mr. Keane also voiced his concern. Ms. Minner noted that because the curb cuts are on State Highway property that they would make the decision as to whether or not the curb cuts would remain. Mr. Granger said they do not plan to use these curb cuts.

Ms. Manejwala asked about lighting and landscaping plans. Ms. Minner explained that since they would not be disturbing more than 5,000 sf that they would not be required to provide these amenities. Mr. Ginder asked about whether dumpsters would be provided. Dr. Collins stated they do not have a lot of trash. Mr. Rinehart stated most of the waste is medical waste and is disposed of in a particular fashion.

Mr. Keane inquired about the alley located adjacent to the property. Mr. Granger stated that there are a number of 'streets/alleys' in Elkton Heights and therefore they did not do title search to determine who the owner might be. He noted that the developer usually maintains control of

these alleys. It was stated that they would not be making any changes, other than restriping, to the existing pavement on the property.

Mr. Keane raised the question as to whether a special filtering system was required for this use. It was determined that special filtering was not required.

Ms. Manejwala called for any additional questions from the Board. There were none. She entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to approve the Modified Site Plan contingent upon addressing all outstanding comments or new comments from the Town, KCI or State Highway. The motion was seconded by Ms. Whitaker and unanimously approved.

MCBRIDE & ZIEGLER REPRESENTING UTRIC5, LLC, UPPER CHESAPEAKE CORPORATE CENTER, FINAL SITE PLAN, TAX MAP 316, PARCEL 2443, ZONED BI

Mr. Jim Nowland of Nowland Associates and Mr. Mark Ziegler of McBride & Ziegler were in attendance to present this request.

Mr. Nowland stated that they have received comments from the Town and KCI and have no objections to any of the comments. He noted they are requesting a design waiver of some of the required landscaping in order to remain consistent with the landscaping that exists within the Corporate Center. They will be providing over 100 trees and shrubs. The Town had requested that they provide a letter from the Architectural Review Committee for the Corporate Center regarding placement of landscaping and he stated they had submitted that letter.

Mr. Nowland pointed out the road to this phase is a loop road and they see it as a secondary road and feel it has different landscape requirements than the main road into the Corporate Center specifically due to the radius of the road and sightline issues.

There was a question regarding previous design waivers for landscaping. Ms. Minner interjected that a waiver was granted in 2010 which stated that the Bufferyard E landscaping, between the property line and the property at the south zoned DR, was required. Since they will not be developing this area they would not be required to provide landscaping until the other areas are developed.

Mr. Keane asked for specifics as to what they would be providing for landscaping and what is required by the Ordinance. Mr. Nowland noted that one requirement was for street trees and they are close to meeting that requirement with the number of trees they will be placing around Pintail Circle. Mr. Ziegler pointed out they would be placing some bushes and shrubs in front of the building and that shade trees would be placed in the landscape islands in the parking area. Ms. Minner added that the same landscape design waivers were approved for other development in the Corporate Center. Mr. Nowland provided photographs of other development in the

Corporate Center. There was additional discussion regarding specific landscaping being provided.

Ms. Manejwala inquired about landscape and lighting plans. Mr. Ziegler stated they would be providing lighting plans. Mr. Keane referred to a comment on the KCI letter regarding industrial use at the site. Mr. Ziegler stated the intention is to have a warehouse facility but that no manufacturing would be done at this location.

Mr. Keane asked KCI whether their comments regarding the loading area had been addressed to their satisfaction. Mr. Frey stated they did have a discussion concerning this and felt it had been addressed to their satisfaction.

Mr. Ginder asked about a particular comment regarding the building of the road. Mr. Nowland stated they were planning to build the road in conjunction with their development. Discussion ensued regarding the timeframe for build out of the road within the loop area.

Mr. Keane asked about a number of comments which had not been addressed to this point. Ms. Minner stated that she was satisfied that these would be addressed.

Ms. Manejwala entertained additional questions from the Board. There were none. She entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to approve the Final Site Plan contingent upon addressing all outstanding comments from the Town, KCI and State Highway and allowing for a design waiver for landscaping as presented and Item #16 from KCI be addressed with respect to the completion of Pintail Circle. The motion was seconded by Mr. Keane and unanimously approved.

OLD BUSINESS: Ms. Minner stated that she and Ms. Thomas reviewed a letter received from Mr. Schneider's attorney regarding the draft PUD Language for the Ordinance and will be meeting with them to discuss issues and should have a draft shortly.

Ms. Minner stated the Ordinance had previously contained allowance for a shooting range but it was removed and recently they had a request for this type of use. The Planning Department will be reviewing a need for criteria regarding lead disposal and noise, etc. in order to place this use into the Ordinance.

NEW BUSINESS: Ms. Minner advised the Board that Ms. Whitaker's term on the Planning Commission has been completed and she would no longer be serving on the Board. This would be her last meeting seated on the Board. Everyone expressed their appreciation for her valuable insight and service to the Planning Commission and to the Town.

Discussion regarding the construction at 214 North Street ensued.

Planning Commission

3.10.14

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The next meeting of the Planning Commission is scheduled for April 7, 2014.

There being no additional business to discuss Ms. Manejwala adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Brenda Humphreys