

**TOWN OF ELKTON
PLANNING COMMISSION
MAY 6, 2013**

PRESENT: David Wiseman; Asma Manejwala; Sue Whitaker; H. Fred Thomas, II; G. Edward Ginder; Cameron A. Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

ABSENT: Commissioner Mary Jo Jablonski

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

ACTION: Motion was made by Mr. Thomas to approve the minutes from the April 8, 2013 Planning Commission meeting. The motion was seconded by Ms. Manejwala and unanimously approved.

REQUEST OF HERTRICH PROPERTIES XII, LLC FOR A PRELIMINARY MAJOR SITE PLAN FOR AN AUTOMOBILE DEALERSHIP, NORTH SIDE OF WESTBOUND PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2332, ZONED C-2

Mr. Al Guckes of Hertrich Properties and Mr. Jeff Williams of Kercher Engineering were in attendance to address this request. Mr. Guckes informed the Board they are requesting Preliminary Site Plan for a new car dealership. Hertrich currently has 17 new car franchises on the Delmarva Peninsula and 14 locations as well as 3 collision centers. Most of their locations are similar to the one they are requesting in Elkton where they abut different residential zones.

The site they are developing is located on Pulaski Highway across from the Walmart building and consists of 5.56 acres. They are planning two separate phases, Phase 1 will utilize approximately 50 employees and at this time they are anticipating Phase 2 to be begun in 5-15 years.

Mr. Wiseman asked if they had received letters from KCI and the Town Planning Department. Mr. Williams affirm that they were received as well as comments from Cecil Soil Conservation and they are currently working on revisions regarding those comments.

Mr. Williams stated the lot is currently woods and will be cleared to within 30 to 35 feet of the rear property line. They are aware of the reforestation required and have an offsite location to accomplish that requirement.

Phase 1 will be approximately 24,000 square foot building with associated parking. They have been working with KCI on the environmental site design, i.e. microbioretention areas; infiltration beds; and pervious paving.

They will provide one entrance and exit from the site at the same location. They are currently working with State Highway regarding a traffic impact study. They will also be providing a 5' sidewalk along Route 40.

They intend to provide full grading of the site in Phase 1 and Phase 2. Phase 2 will be maintained in grass until such time as they begin development on the second phase.

He explained that there will be parking for inventory as well as customer parking along the front and customer parking along the side. At the rear they will have parking for inventory vehicles.

Mr. Wiseman asked about a lighting plan. Mr. Williams stated that they are currently working on the lighting plan and the landscaping plan. Mr. Guckes explained that they would be providing photometrics which typically provide brighter lighting toward Route 40 with security lighting provided in the evening.

Mr. Wiseman inquired whether Mr. Frey felt they were in compliance with design standards for the stormwater management. Mr. Frey confirmed that they were providing diverse methods to accomplish the required standards.

Ms. Minner noted that they would need to provide information regarding their offsite location for the forest conservation and that the plans would need to be revised. Mr. Williams stated they would provide the revised plans.

Discussion ensued regarding the service bay traffic flow, unloading zone, tractor trailer access and details about the proposed car wash.

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

MOTION: Motion was made by Mr. Ginder to approve the Preliminary Major Site Plan contingent upon addressing all outstanding comments. The motion was seconded by Mr. Thomas and unanimously approved.

REQUEST OF DWIGHT THOMEY, ESQUIRE, FINAL RESUBDIVISION PLAT, LAND OF COUNTY COMMISSIONERS OF CECIL COUNTY, 214 NORTH STREET, ELKTON, MARYLAND, TAX MAP 310, PARCEL 1204, LOTS 1 & 2

Mr. Dwight Thomey, Mr. Joseph Thompson and Mr. David Taylor were in attendance to address this request. Mr. Thomey indicated his client's interest is in using Lot 1 of this plat which would entail use of the old sheriff's department and adding to that building for use as a senior housing project. The primary purpose of the subdivision is to adjust the property lines for more efficient use of the property.

Mr. Thomey addressed comments regarding the 10 & 12 foot easements, elimination of seven (7) parking spaces, need for fire rated wall due to proposed distance to existing building and ingress

and egress to North Street. Ms. Minner also mentioned her concern with the property layout specific to deliveries to the Help Center. Mr. Taylor stated they would retain the cross access blanket easements that currently exist on the property.

Questions regarding right of way width for North Street and building addresses were discussed.

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

Mr. Wiseman entertained questions from the audience.

Mr. Steve Pizzulli of 115 E. High Street was concerned about the location of the proposed building to his home. He reviewed the proposed plat and was informed that the next submission would provide further details. Mr. Wiseman informed him that he could contact the Planning Office and review the plans at his convenience and he requested that the developers keep Mr. Pizzulli apprised of the situation as it goes forward.

MOTION: Motion was made by Ms. Manejwala to approve the Final Resubdivision Plat contingent upon addressing all outstanding comments. The motion was seconded by Ms. Whitaker and unanimously approved.

SUBDIVISION REGULATION UPDATES – PROPOSED REVISIONS TO THE FOLLOWING ARTICLES:

- ARTICLE I. GENERAL PROVISIONS**
- ARTICLE II. BASIC DEFINITIONS AND INTERPRETATIONS**
- ARTICLE III. MINOR SUBDIVISION APPROVAL**
- ARTICLE IV. MAJOR SUBDIVISION APPROVAL**
- ARTICLE V. GENERAL DESIGN REQUIREMENTS**
- ARTICLE VI. STREETS AND SIDEWALKS**

Mr. Chris Rogers discussed the draft of the Subdivision Regulations which were provided to the Board. Comments were received from Town staff and incorporated into the revisions. He pointed out that these regulations have three main purposes: 1) establish subdivision process; 2) establish the basic design standard parameters; and 3) provide for guarantees of public improvements.

He noted that he and Town staff would be meeting to begin looking at proposed zoning within the Town. One major thing they will review is the extent of the Town Center zone.

The public meeting will be one of the last steps of the process for the Zoning Ordinance and Subdivision Regulations update. Ms. Minner mentioned prior to this process the Comprehensive Zoning and Zoning Map amendments will be reviewed. There have been requests from citizens for rezoning of properties and the Board will review each of these requests

OLD BUSINESS – None

NEW BUSINESS – Mr. Brad Carrillo resigned from the Planning Commission and therefore a new member needs to be appointed.

The next meeting of the Planning Commission is scheduled for June 10, 2013.

There being no additional items for discussion and Mr. Wiseman adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Brenda Humphreys