

**TOWN OF ELKTON  
PLANNING COMMISSION  
AUGUST 10, 2015**

**PRESENT:** David Wiseman; G. Edward Ginder; Rick Keane; Keith Thompson; Commissioner Mary Jo Jablonski; Victor Jackson, Esquire; Jeanne D. Minner, Director of Planning; Theresa C. Thomas, Assistant Planner

**ABSENT:** Steve Leonard; David Fordyce

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

**ACTION:** A motion was made by Mr. Ginder to approve the minutes from the July 6, 2015 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

**REQUEST OF BOHLER ENGINEERING REPRESENTING TLBT, LLC, GENERAL DEVELOPMENT PLAN, 622 E. PULASKI HIGHWAY, ELKTON, MD 21921, TAX MAP 316, PARCEL 2462, ZONED C-2**

Mr. Joseph Ucciferro of Bohler Engineering was in attendance to address this request. Mr. Wiseman inquired whether he had received the comments from the Town and KCI. He confirmed he had received the comments. He stated they are requesting a General Development Plan for a Lidl grocery store to be located at 622 E. Pulaski Highway on approximately 7 acres of land. They are proposing a 36,000 sf store with ingress and egress as well as landscaping, stormwater management, parking and forest conservation.

Mr. Ucciferro addressed comments regarding number of parking spaces and location of merchandise loading for the store. Discussion ensued regarding the existing crossover near this entrance and the fact that State Highway would be reviewing the ingress and egress onto Route 40. Mr. Ucciferro described their proposal for the use of Foxwood Chase Boulevard with regard to the crossover currently existing in the center of Route 40.

Mr. Ucciferro provided a rendering of the proposed building. Mr. Wiseman inquired if any variances would be needed for the project. Mr. Ucciferro stated no variances would be required at this time. There was discussion regarding the current owners of the property and Mr. Ucciferro stated they are proposing to subdivide and purchase four (4) of the over six (6) acres of this property for the proposed use from the owners. He noted the subdivision plat would be provided with their next submittal.

Mr. Wiseman entertained any clarification or questions regarding the Town's comments. Ms. Minner noted they would be addressing all the comments with their next submittal.

Mr. Wiseman inquired about the Lidl stores and was informed by a representative of Lidl that they currently have 10,000 stores but this would be their first in the United States. The category of store is still in the development stage but would likely be similar to a Trader Joe's. Their plans are to develop many other stores on the Eastern Seaboard.

Mr. Wiseman entertained questions or comment from the audience. There were no questions.

**MOTION:** Motion was made by Mr. Ginder to approve the General Development Plan for TLBT, LLC contingent upon addressing all outstanding comments. The motion was seconded by Mr. Thompson and unanimously approved.

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**OLD BUSINESS:** Ms. Minner briefly described requests for amendments to the Town Zoning Ordinance. She gave a general overview of each request. Discussion ensued.

These amendments will be presented to the Mayor & Commissioners to determine whether they wish to pursue requested amendments to the Ordinance. Ms. Minner will draft up the language for the requested amendments and should the Mayor & Commissioners wish to amend the Ordinance they will be presented to the Planning Commission for recommendation.

There was discussion regarding the building at 203 W. Pulaski Highway should the existing business be approved to move their location to Belle Hill Road.

**NEW BUSINESS:** The next meeting of the Planning Commission will be Tuesday, September 15, 2015.

There being no further business to discuss Mr. Wiseman adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Brie Humphreys