

**TOWN OF ELKTON
PLANNING COMMISSION
JUNE 10, 2013**

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

ABSENT: Sue Whitaker; 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 May 6, 2013 Planning Commission meeting. The motion was seconded by Ms. Manejwala and unanimously approved.

PUBLIC HEARING – 503 EAST PULASKI, LLC, REZONING REQUEST FOR 116 LINCOLN AVENUE, FROM R-1 (TOWN ESTATE) TO C-2 (HIGHWAY COMMERCIAL), TAX MAP 315, PARCEL 2051, LOT 58

Mr. Dwight Thomey, Esquire and Mr. David Strouss of McCrone, Inc. were in attendance to address this request. Mr. Thomey stated they were representing 503 E. Pulaski Highway, LLC with regards to their rezoning request of the property located on Tax Map 315, Parcel 2051, Lot 58. He summarized the purpose of the request was to straighten out the zoning line. They are proposing that a mistake was made at the last comprehensive rezoning. He noted that on the previous zoning map the zoning line was shown the way they are currently requesting to be changed. They also believe it was a mistake because of the depth of this lot and the depth of the other commercial parcels adjacent to this one along Route 40. They feel the depth of the lot is not enough to develop the project in the manner they are proposing. Mr. Thomey offered another case from 2005 similar to their situation which involved the Upper Chesapeake Corporate Center and Parcel 2439 belonging to Mr. Burkley which was rezoned from B-1 to C-2 due to the depth being insufficient for development on the parcel.

Ms. Minner read the Staff Report regarding this rezoning. (See copy attached)

Mr. Wiseman requested clarification with reference to the previous zoning map. He asked about the previous zoning of the parcel. Mr. Thomey stated that the line originally was straight and was changed for some reason. He noted that they believe this was a mistake to change it back to residential zoning at that time.

Mr. Wiseman entertained question or comment from the Board. Ms. Manejwala asked if the lot will be developed if rezoned. Mr. Thomey stated that it would be part of the car dealership and unless the lot is rezoned they would not be able to fit the proposed development in that area.

Mr. Wiseman entertained questions or comments from the audience.

Mrs. Deborah Storke of 100 Lincoln Avenue asked for clarification as to which property was actually involved in this rezoning. Mr. Strouss allowed Mrs. Storke to view the submitted plan in order to determine which parcel was involved. She voiced her concern regarding the drainage issues in this area (Lincoln Avenue, Parktowne Drive, Delaware Avenue, etc.) and inquired whether these drainage issues would be addressed during the development of this project.

She was informed that the engineers for both the developer and the Town would measure the flow, review the plans and would have to meet the requirements of the stormwater standards.

Mr. Gary Storke also voiced his concerns regarding the amount of drainage that is directed toward that area. Mr. Wiseman added that stormwater management standards have been upgraded and therefore this project would be under those standards and would be more stringent than in the past. Mr. Storke stated he has no complaints regarding the project being proposed but is concerned about the amount of water being displaced.

There were no further questions or comments from the audience.

MOTION: Motion was made by Ms. Manejwala to recommend approval to the Mayor & Commissioners of the rezoning request for 116 Lincoln Avenue from R-1 to C-2 as presented. The motion was seconded by Mr. Thomas and unanimously approved.

OLD BUSINESS – Ms. Minner stated that public hearings for the new Zoning Ordinance would be scheduled for the August meeting. Each zoning map would be presented with recommendations made by staffers with respect to nonconformities. They would also present the requested rezonings received by property owners for properties on each map as it is presented.

Ms. Minner mentioned that Mr. Schneider will be coming before the workshop to address the PUD. Discussion ensued regarding the PUD submission and timeframe. Ms. Minner asked if the Board had provided any recommendations to the Mayor for filling the vacancy on the Board. Ms. Manejwala mentioned that she had given the Mayor a name.

A question was raised regarding the Cecil Whig building and whether the Town had received a request for demolition of the building. Ms. Minner stated that she was not aware of any submission. There was discussion regarding the RMR Building as well. Discussion also continued with respect to the recreation building and its possible location in this area.

NEW BUSINESS – Mr. Wiseman informed the Board that he would not be seeking reappointment to the Board when his term was up at the end of August.

Mr. Ginder brought up issues of grass cutting at the entrances into Town at Delaware Avenue and North Street. Ms. Manejwala wondered what was happening at the intersection of Melbourne Blvd at Route 40 East. Ms. Minner said that she would check into it and e-mail her. She pointed out the holes in the road and possible vehicle damage being done.

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Mr. Ginder suggested that Mr. Frank Lewis might be interested in being on the Planning Commission.

The next meeting of the Planning Commission is scheduled for July 8, 2013.

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

Respectfully submitted,

Brenda Humphreys