

**TOWN OF ELKTON**  
**PLANNING COMMISSION**  
**June 6, 2016**

**PRESENT:** David Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; David Fordyce; Jeanne D. Minner, Director of Planning; Mayor Robert J. Alt; Cameron Brown, Esquire; Theresa C. Thomas, Assistant Planner

**ABSENT:** Steve Leonard

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

**ACTION:** A motion was made by Mr. Fordyce to approve the minutes of the March 7, 2016 Planning Commission meeting. The motion was seconded by Mr. Ginder and unanimously approved.

Mr. Wiseman informed those in attendance that the first two items on the agenda for Lidl have been withdrawn.

**REQUEST OF JOHN MASCARI, P.W. OF KARINS AND ASSOCIATES  
REPRESENTING BELLE HILL, LLC, 405 E. MARSH LANE, NEWPORT, DE 19804,  
FOR FINAL MINOR SUBDIVISION/LANDSCAPE PLAN. THIS ACTION CONCERNS  
PROPERTY LOCATED AT 189 BELLE HILL ROAD, ELKTON, MARYLAND, TAX  
MAP 303, PARCEL 257, ZONED C-3**

Mr. John Mascari of Karins and Associates and Mr. John Harvey of Harvey Hanna & Associates, Inc. were in attendance to address this submittal. Mr. Mascari stated that the current property contains approximately 27.8 acres with an improved building onsite. Formerly this building was occupied by a Freightliner dealer for the sale and service of trucks. It is currently vacant and for the past 7 years they have been trying to sell or lease the property. Mr. Harvey stated they built the building 8 years ago and it has been vacant since the Freightliner dealer moved out. He noted that another Freightliner dealership will rent the property.

He noted that the subdivision request is for an 8.71 acre lot with the remainder intended for future development. He stated they have received comment letters from the Town and KCI and have spoken with Terri Thomas and Chip Bromwell with regard to specific comments and he noted they will be addressing the agreements which are noted on the plan. He does not feel there will be any difficulty resolving any of the comments.

Mr. Mascari noted when the building was initially built the property was in Cecil County's jurisdiction and the water and sewer were serviced by private water and septic systems. At the annexation of this property it opened the opportunity for public water and sewer. He noted that the public sewer plans had been reviewed and approved by the Town with the water being serviced by Artesian Water. Mr. Wiseman inquired where the service lines are located. Mr. Mascari replied that they are in front of the property along Belle Hill Road.

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Mr. Wiseman asked whether the stormwater management had been upgraded to the new standards. Mr. Mascari stated the stormwater management was approved by Cecil County. Ms. Minner added that there would be no change to the stormwater management structure.

Mr. Mascari mentioned that their legal team is preparing a document with respect to the stormwater management as well as other necessary easement agreements. He specifically mentioned the shared access easement near the existing driveway.

Mr. Mascari requested a design waiver, as part of the landscape plan, to replace ½ of the understory and canopy trees with evergreen trees in the front required bufferyard. This request is made in order to avoid issues with overhead power lines.

Mr. Wiseman asked if Ms. Minner had any additional comments regarding this submittal. Ms. Minner had no additional comments. Mr. Wiseman entertained questions/comments from the Board. There were none.

Mr. Wiseman opened comments to the audience. Ms. Lynne Carrow and Mr. William M. Moore of 590 Appleton Road had questions regarding whether any trees or wetlands on their property would be affected by this subdivision. Mr. Wiseman interjected that even with future development the wetlands could not be affected or any part of their property. Mr. Mascari pointed out on the plan where the trees mentioned would be located and assured them that there would be no change to their property.

Ms. Minner noted that this request is simply a subdivision and that any future development of the remaining land would have to come before the Board at that time.

Mr. Ginder inquired if the existing property has any type of grease or oil separator. Mr. Harvey stated there is an oil and water separator existing on the property.

There being no future comment or discussion he called for a motion.

**MOTION: Motion was made by Mr. Ginder to approve the Final Minor Subdivision and Landscape Plans contingent upon addressing all comments from the Town and KCI and allowing for a design waiver for the canopy and understory trees as presented and to be noted on the final signed landscape plan. The motion was seconded by Mr. Thompson and unanimously approved.**

**OLD BUSINESS:** Ms. Minner noted that Lidl had withdrawn due to the amount of comments which had not been resolved and also due to lack of review by SHA.

Mr. Ginder commended Code Enforcement for their work regarding the clean-up of signs at the tire sales business along Route 40. Mr. Keane inquired if there was any additional information regarding recreational requirements at Walnut Hill. Ms. Minner stated she spoke with Ms. Magaw and Mr. Davitt and there is a possibility a dog park may be placed.

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**NEW BUSINESS:** Ms. Minner inquired if the Board had any issues with doing an amendment to the Ordinance regarding trailer sales in the C-3 zone. Discussion ensued.

There being no additional business to discuss Mr. Wiseman adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Brenda Humphreys