

**TOWN OF ELKTON
PLANNING COMMISSION
June 12, 2017**

PRESENT: David Wiseman; G. Edward Ginder; Keith Thompson; David Fordyce; William Muller; Lisa M. Hamilton Blackson, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: Rick Keane

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 May 8, 2017 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF MCCRONE, INC. REPRESENTING FIRST GLADWYNE CORPORATION, PRELIMINARY SITE PLAN, 6 WARNER ROAD, TAX MAP 304, PARCEL 2464, LOT 5, ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. David Strouss of McCrone, Inc. and Mr. Todd Warner of First Gladwyne Corporation were in attendance to address this request. Mr. Strouss stated they received concept plan approval last year and after they got approval they opted to make some revisions to grading and retaining walls to alleviate some of the costs of development. Ms. Minner requested that they come back before the Board for preliminary plan approval. He gave a summary of the project which included some changes to the uses originally proposed. The development would be done in phases and include two building and an office. After concept approval last year they also revised the plan to provide a second entrance on to Warner Road which would also help to limit the need for retaining walls.

Mr. Wiseman inquired if Mr. Strouss had received comment letters from the Town and KCI. Mr. Strouss confirmed he received the letters and they do not have any issues with addressing any of the comments with the final plan submittal. Mr. Wiseman asked if Ms. Minner had any additional questions. She stated her only question was the stormwater management and how it would be affected by the revisions. Mr. Strouss noted there had been cleanup of the existing stormwater pond to convert it to stormwater management. They also rebuilt the forebays and removed the dewatering device in order to bring it to full stormwater management function.

Mr. deLorimier of KCI Technologies inquired whether new stormwater calculations would be provided. Mr. Strouss stated that with the new layout there is more impervious surface area and they would be providing new calculations with final site plan submittal.

Ms. Minner questioned the number of handicap spaces being provided. Mr. Strouss noted two spaces, one at the current office and another to be added at the storage area. Ms. Minner also noted that sidewalks should be provided along Warner Road. Discussion ensued regarding the reasoning behind sidewalks being required on a road where none have been required in the past.

Mr. Warner interjected that there is no pedestrian traffic along Warner Road. He said that he would be willing to provide sidewalk between the mini-warehouses office and the Hampton Inn but did not believe it was necessary to provide sidewalk along the entire length of the site.

Ms. Minner noted that sidewalks were not required when the original project for the warehouses was submitted but there is no way to know what may be developed along Warner Road in the future.

Mr. Wiseman noted there was no one in attendance to speak for or against this request.

OLD BUSINESS: There was discussion regarding construction of ADA compliant areas at intersections (red bump areas).

There was discussion about the Maryland Planning Commissioners Association meeting at the MML Conference in June.

NEW BUSINESS: Ms. Minner informed the Board that ‘big things are coming to Elkton’ according to a colleague she spoke with at the Annual American Planners Association conference. She stated Mayor Alt has been in contact with staff at the County Economic Development office.

She mentioned that there has been an inquiry regarding redevelopment of the Ashland property on Main Street.

Another possible development on Main Street at the old Quantum Controls building for a brewery.

Mr. Ginder inquired about copies of the Historical guidelines for the Board members.

The next meeting of the Planning Commission will be Monday, June 12, 2017.

There being no further business to discuss Mr. Wiseman adjourned the meeting at 7:29 p.m.

Respectfully submitted,

Brie Humphreys