

**TOWN OF ELKTON
PLANNING COMMISSION
July 10, 2017**

PRESENT: David Wiseman; G. Edward Ginder; Keith Thompson; William Muller; Lisa M. Hamilton Blackson, Esquire; Theresa Thomas, Assistant Planner

ABSENT: David Fordyce; 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 June 12, 2017 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF CARLSON CONSULTING ENGINEERS, INC. REPRESENTING WALMART, 1000 EAST PULASKI HIGHWAY, FINAL SITE PLAN FOR CONSTRUCTION OF TRAINING FACILITY, TAX MAP 316, PARCEL 493, AND ZONED C-2

Mr. Casey Wilder of Carlson Consulting Engineers, Inc. was in attendance to address this request. He noted Walmart is requesting placement of a learning facility in the overflow parking area on the east side of the parking lot and south of the Chick-Fil-A. He stated that Walmart is providing these facilities in select areas across the country. The training facilities are placed at well performing stores where they can use the existing store as a training tool. This facility will be a 'super academy' due to the building size of 7,600 square feet where training will be provided to sales associates and department managers. There will also be regional managers who will be involved from time to time.

He stated they are placing the facility as far back from the store as possible. He added that a parking study was done earlier this year in order to determine the necessity for parking for both the store and the training facility. The study determined that they are not using all of the parking currently provided and therefore the parking for the facility would not affect the main store.

Mr. Wiseman asked what the frequency of use might be for the facility. Mr. Wilder stated it would be used on an as needed basis. Mr. Wiseman asked if all the comments from the Town and KCI had been received. Mr. Wilder confirmed that the comments were received and felt they were in good shape with the reviewing agencies. Mr. Wiseman inquired whether the Town and KCI had any concerns with the comments. Ms. Thomas noted that most of the comments have been addressed and that she did not find anything of concern that could not be worked through.

Mr. Wiseman asked about the holidays and how the training facility will affect that time of year. Mr. Wilder noted that the spaces for the training facility can be used during the holidays.

Ms. Thomas also noted that the Town received the fire flow tests and the water and sewer capacity evaluation form. Mr. deLorimier stated they have no issues with this information.

Mr. Wiseman inquired how many people might be attending the training sessions at the facility at any given time. Mr. Wilder stated the larger meetings might be attended by 100-150 people with the smaller meetings having 40-50 people.

Mr. Wiseman entertained any additional questions or comment from the Board members. There were none. Mr. Ginder suggested that local contractors be used as much as possible. Mr. Wilder said they would take that into consideration.

There was no one in attendance to make comment for or against this request.

MOTION: Motion was made by Mr. Thompson to approve the Final Site Plan for the Walmart Training Facility contingent upon addressing all outstanding comments. The motion was seconded by Mr. Muller and unanimously approved.

OLD BUSINESS: There were no items for discussion.

NEW BUSINESS: Ms. Thomas informed the Board of possible zoning amendments in the near future with regard to nonconforming properties and a correction to the Permissible Use Table regarding the TC (Town Center) zone.

There was discussion regarding training conferences in Ocean City which Mr. Wiseman felt would be beneficial to the Board members. He said he would follow up with Jeanne regarding these training sessions. He felt it would be advantageous to meet other board members from towns similar to Elkton in size and become acquainted with matters of interest and problems in their communities.

Mr. Ginder mentioned the vehicles with advertising at JoJo's Restaurant and their location being a safety issue.

The next meeting of the Planning Commission will be Monday, August 7, 2017.

There being no further business to discuss Mr. Wiseman adjourned the meeting at 7:08 p.m.

Respectfully submitted,

Brie Humphreys