

**TOWN OF ELKTON
PLANNING COMMISSION
FEBRUARY 12, 2018**

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

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 January 16, 2018 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF GOKAH EVANS AND LORDIA AGYEMANG, 213 SUBURBAN DRIVE, ELKTON, MARYLAND FOR A HOME OCCUPATION. THIS ACTION CONCERNS PROPERTY LOCATED AT 213 SUBURBAN DRIVE, ELKTON, MARYLAND, TAX MAP 312, PARCEL 2431, ZONED R-3

Mr. Gokah Evans and Ms. Lordia Agyemang were in attendance to address this request. Mr. Evans stated they were coming before the Board to request a home occupation. Mr. Wiseman inquired as to the type of business in which they were involved. Ms. Agyemang stated it is for home health care for geriatric patients. They will have a home office which will be used to dispatch home health workers to different locations. It was noted that no sign would be placed at the property and that there are no other workers at this location other than themselves.

Mr. Wiseman inquired whether they had spoken to any of their neighbors concerning the business. They said they have not contacted any neighbors. Mr. Wiseman suggested they contact the Homeowner's Association for Chapel Run to confirm whether the home occupation would be allowed in the subdivision.

They explained they are in the early stages of the business and still need to be licensed. Ms. Minner stated their business would be considered a service company and they would need to obtain licensing through the State of Maryland.

Mr. Wiseman entertained questions or comments from the Board and the audience. There were no questions.

MOTION: Motion was made by Mr. Ginder to approve the home occupation for 213 Suburban Drive as written. The motion was seconded by Mr. Muller and unanimously approved.

REQUEST OF SHAWN TENNITY OF APD ENGINEERING & ARCHITECTURE REPRESENTING ALDI Inc. FOR PRELIMINARY MINOR SITE PLAN, 98 CHESAPEAKE BOULEVARD, TAX MAP 316, PARCEL 2441, LOTS A-1 & A-2 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Shawn Tennity of APD Engineering & Architecture was in attendance to represent Aldi, Inc. He informed the Board that Aldi is planning an expansion of the building and parking area. They are proposing placement of a second entrance on the eastern side of the building with additional ADA spaces. They will also be placing additional landscaping. They will make improvements to the underground retention basin and new signage has been approved for placement on the building.

Mr. Tennity stated that the parcel they will be using for parking had been planned for sale to another business but since their business has grown they will be expanding into that parcel.

Ms. Minner pointed out that the stormwater management would need to be reviewed for the expansion to determine if anything additional will be required. There was discussion regarding an add-on subdivision to combine the two parcels.

Mr. Tennity stated the main purpose for the expansion is for the addition of new products.

Mr. Wiseman entertained additional questions or comments from the Board. There were no additional questions. Mr. Wiseman entertained questions or comments from the audience. There were no questions.

MOTION: Motion was made by Mr. Fordyce to approve the Preliminary Minor Site Plan for Aldi, Inc. contingent upon addressing all outstanding comments. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF JOHN M. MASCARI, P.E. OF KARINS AND ASSOCIATES REPRESENTING DAVPO, LLC & FAIR HILL BUILDERS, INC., OVERLOOK AT WALNUT HILL, EXTENSION OF REVISED PRELIMINARY MAJOR SUBDIVISION PLAT, TAX MAP 306, PARCELS 2143 & 2429, LOT F, ZONED R-2 & RO

Mr. John Mascari of Karins and Associates along with Ms. Gina Polizzi and Mr. Chris Polizzi, current owners, were in attendance to address this submittal. Mr. Mascari gave an overview of the project which proposes ten (10) lots located at the south end of the Walnut Hill Subdivision. Ownership of the subdivision changed hands and therefore they are requesting an additional two year extension for the project.

Discussion ensued regarding engineering, stormwater management and the open space area. It was noted that the Homeowner's Association owns the property where the proposed neighborhood park is to be located. The park can either be placed in the open space owned by the Walnut Hill Homeowner's Association or on the proposed Overlook subdivision property itself, which is also part of the Walnut Hill Subdivision.

Mr. Wiseman agreed that an extension would be needed in order to go forward with the subdivision. Mr. Wiseman entertained questions from the audience. There were no questions.

MOTION: Motion was made by Mr. Ginder to approve a two-year extension of Revised Preliminary Major Subdivision Plat for Overlook at Walnut Hill contingent upon addressing all outstanding comments. The motion was seconded by Mr. Fordyce with Mr. Thompson abstaining from voting. The remaining members voted in favor of the motion. The motion passed.

PUBLIC HEARING – ORDINANCE 3-2018 – AMENDMENT TO TOWN OF ELKTON ZONING ORDINANCE, ARTICLE VIII NONCONFORMING SITUATIONS, SECTION 10, SETBACK VARIANCE

Ms. Minner presented Ordinance 3-2018 regarding Article VIII Nonconforming Situations, Section 10 Setback Variance. She stated that a nonconforming use will allow a structure to be rebuilt but setbacks can be an issue. In some of the smaller homes built years ago it is difficult to make use of the lots. They are proposing to allow variance requests for residential dwellings located on lots recorded prior to 1970, which was made nonconforming with regard to setbacks for improvements to the residence so long as the improvement complies with all other requirements.

Ms. Blackson added that this would allow homeowners of these lots to add an addition, deck, etc. who would not have been able to do so prior to this amendment would have increased the nonconforming situation. This would allow them to be able to use their property in the same as other property owners.

MOTION: Motion was made by Mr. Ginder to recommend approval of Ordinance 3-2018 regarding Nonconforming Situations as written. The motion was seconded by Mr. Thompson and unanimously approved.

PUBLIC HEARING – 2017 ANNUAL REPORT TO MARYLAND DEPARTMENT OF PLANNING

Ms. Minner presented the 2017 Annual Report for approval. Discussion ensued.

MOTION: Motion was made by Mr. Ginder to recommend approval of the 2017 Annual Report. The motion was seconded by Mr. Fordyce and unanimously approved.

OLD BUSINESS

There were no items of Old Business to discuss.

NEW BUSINESS

Election of Officers

Nomination for Chair

MOTION: Motion was made by Mr. Ginder to nominate Mr. David Wiseman for Chair of the Planning Commission Board. The motion was seconded by Mr. Thompson and unanimously approved.

Nomination for Vice Chair

MOTION: Motion was made by Mr. Wiseman to nominate Mr. Ed Ginder for Vice Chair of the Planning Commission Board. The motion was seconded by Mr. Thompson and unanimously approved.

Mr. Wiseman noted the date of the next Planning Commission meeting would be Monday, March 12, 2018.

There being no further business to discuss he adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Brenda Humphreys