

**TOWN OF ELKTON  
PLANNING COMMISSION  
OCTOBER 8, 2018  
MINUTES**

**Present:** Dave Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; William Muller; James Hutchinson; Lisa M. Hamilton Blackson, Esquire; Theresa C. Thomas, Assistant Planner

**Absent:** None

**MOTION:** A motion was made by Mr. Thompson to approve the minutes of the September 10, 2018 Planning Commission meeting. The motion was seconded by Mr. Ginder and unanimously approved.

**MCCRONE, INC. REPRESENTING ELKTON HOUSING AUTHORITY, CONCEPT PLAN, SINGERLY ROAD, TAX MAP 306, PARCELS 1766 & 2179 AND ZONED R-3 (URBAN RESIDENTIAL)**

Mr. David Strouss of McCrone Inc., Ms. Cindy Osborne of Elkton Housing Authority, Mr. David Holden of Ingerman Group and Jay Emrey, Esquire were in attendance to address this request.

Mr. Strouss gave an overview of the project approvals. They have received a rezoning for part of the property in May of 2017 as well as setback and parking variances in August of 2017. They received funding from the State for the project in August of 2018. They hope to begin construction in April of 2019. The project will be completed in phases in order for families to be relocated. There are currently 50 housing units and they are proposing 68 housing units.

Mr. Strouss stated they are requesting the following design waivers: 1) more than ten (10) parking spaces between landscape islands for four separate locations; 2) Bufferyard 'E' along Dwyer property; 3) Bufferyard 'D' along Vlamis property and 4) Bufferyard 'C' along MD 279. It was noted that the existing wall (which belongs to Elkton Housing Authority) with reference to design waiver #4 will be retained.

Mr. Strouss stated he has received comments from the Town and KCI and does not see any issues with addressing all the comments. It was noted that there are two dumpsters onsite. One will be located by the community building and the other located closer to Route 213. They will be in contact with Waste Management service to these units.

Mr. Strouss noted that some of the sidewalks will be four (4) feet in width while others will be five (5) feet in width. Mr. DeLorimier noted that the current ADA compliance is five (5) feet wide sidewalks. Mr. Strouss stated they are hoping to utilize some of the existing sidewalks and therefore do not anticipate widening those walkways. He also mentioned they would be checking with State Highway regarding sidewalk along Route 213.

Discussion ensued regarding recreation areas and equipment. They will be upgrading and relocating the existing recreation equipment. Mr. Ginder had questions regarding stormwater management. Mr. Strouss stated they are proposing four (4) onsite stormwater facilities. There was a question regarding Bufferyard 'C' areas. Mr. Strouss noted they will be planting landscaping along Route 213.

Mr. Keane had questions regarding the water and sewer for the site. Mr. Strouss said they would be making application to the State to reuse as much of the existing infrastructure as possible. Mr. DeLorimier noted that the Town Department of Public Works wanted the lines to be replaced. Mr. Strouss stated they will address whatever is required.

Mr. Wiseman asked Ms. Thomas and Mr. DeLorimier if they had any other items which needed to be addressed. They did not.

Mr. Holden noted they would be phasing the project into three phases. Mr. Thompson had questions regarding the number of dumpsters onsite. Mr. Strouss stated residents would bring their trash to the dumpster. Mr. Holden noted that there are townhouses currently but that the new configuration would not lend itself to having garbage cans at each unit. He stated they would coordinate with Waste Management to have the trash removed. He also noted this is typical of most complexes of this type.

Mr. Thompson questioned the parking for the community building. Mr. Strouss pointed out that there is parking all around the community building. Mr. Thompson asked if this parking wasn't specifically for the residents. Mr. Strouss noted they had applied for a parking variance and are providing enough parking for two spaces per unit for the new development. Currently the residents have only one parking space available to them so even with the variance the residents will have more parking than what is currently available to them. It was noted that there would likely not be an increase in the number of vehicles since a number of the current residents would be moving back into the subdivision upon completion. It was noted that State Highway would be reviewing the entrance and this would be addressed during another submittal. Ms. Thomas stated plans had been sent to Singerly Fire Company for review.

Mr. Wiseman entertained any additional comments for questions from the Commission members. There were none. Mr. Wiseman entertained questions or comment from the audience.

Mr. Nick Vlamis, owner of Vlamis Liquors addressed issues with current residents throwing trash over the wall between his property and Rudy Park and onto the roof of his property. He said he would appreciate any help with this issue. Mr. Holden stated they would look at the fence currently located in the area.

There was discussion regarding communication with the current residents and Elkton Housing Authority with regard to the changes proposed. Ms. Osborne stated there is an annual public meeting which is advertised that emphasized the relocation and they have discussed the upcoming construction for the last several years with the residents. She assured the Commission that all the needs of those currently residing at Rudy Park would be met.

It was noted that there are guidelines which need to be met with regard to inspections by HUD every 1-3 years.

Mr. Holden stated there will be cameras placed onsite as part of the new construction which may help with the trash issues.

**MOTION:** Motion was made by Mr. Ginder to approve the Concept Site Plan for Rudy Park contingent upon addressing all outstanding comments; allowing for the four (4) design waivers as requested; review of the existing fence between Vlamis Liquors and Rudy Park due to trash issues; review of number and placement of dumpsters for the project; and ADA compliance with regard to sidewalk widths.

**NEW BUSINESS:** Mr. Wiseman addressed Ms. Thomas regarding any new business to be heard. She stated she was not aware of any items. Mr. Hutchinson informed the Commission members that he will be moving out of Elkton and therefore November will be his last meeting. The Commission members wished him well. He thanked the Town for the opportunity to serve on the board.

**OLD BUSINESS:** There was a question about when the Maryland Brewing Company would be opening. Also there were questions about the trailers at Cracker Barrel, Tractor Supply and Walmart.

The next meeting of the Planning Commission is Monday, November 12, 2018.

There being no further items to discuss Mr. Wiseman adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Brie Humphreys