

**TOWN OF ELKTON  
PLANNING COMMISSION  
DECEMBER 10, 2018  
MINUTES**

**Present:** Dave Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; William Muller; Art Blount; Lisa M. Hamilton Blackson, Esquire; Jeanne D. Minner, Director, Planning; Theresa C. Thomas, Assistant Planner

**Absent:** None

At the opening of the meeting Mr. Wiseman introduced the newest member of the Planning Commission, Mr. Art Blount, who is fulfilling the term of Mr. James Hutchinson who moved out of town limits. Everyone welcomed Mr. Blount to the Commission.

**MOTION:** A motion was made by Mr. Thompson to approve the minutes of the November 12, 2018 Planning Commission meeting with revisions noted by Mr. Keane. The motion was seconded by Mr. Keane and unanimously approved.

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

Mr. David Strouss of McCrone, Inc. and Mr. David Holden of Ingerman Group were in attendance to address this submittal. Mr. Strouss noted the project had been before the Commission at the October meeting for Concept Site Plan approval. The Elkton Housing Authority currently has 50 units at this location and they are proposing 68 units with the future redevelopment. Mr. Holden stated he is working in conjunction with EHA and they will be co-developers and co-owners of the new units. EHA will coordinate with Housing and Urban Development and handle the waiting list for residents while his company will handle the day to day operations onsite and maintain the buildings once completed. There will be an onsite manager during the week and someone on call on the weekends for any issues that might arise.

They are planning to do the project in phases: the community building and first three apartment buildings will remain while the other buildings are demolished and new units are constructed. The front portion of the project will be completed as part of the second phase.

Mr. Strouss stated that three (3) dumpsters will be placed at different locations throughout the site in response to the comments from the previous meeting. It was noted that pickup will be provided for the residents for waste as well as recycling.

Mr. Strouss reviewed the design waivers mentioned at the previous meeting at Mr. Wiseman's request. He noted a correction from Bufferyard "B" along Bridge Street to the required Bufferyard "C". Mr. Wiseman asked if the road surface would be redone. Mr. Strouss stated the road surface would be stripped and replaced. They would also be placing all new drains and sanitary water lines. It was mentioned that the project is approximately 40% vacant at this time.

Mr. Keane inquired about how the issue regarding trash being thrown over the fence onto the Vlamis property is being handled. Mr. Holden noted there would be full time staff at the site as well as cameras on the community building and in the parking lots. Mr. Holden felt that fencing higher than six feet would detract from the property. Mr. Strauss added that lighting in the area would help to alleviate this issue and identify persons who might be causing these issues. Mr. Keane asked if management would address and do clean up. Mr. Holden confirmed that they would address these problems.

Mr. Wiseman entertained any additional comments or questions from the Commission or staff. There were none.

Mr. Wiseman entertained questions or comments from the audience. Mr. Nick Vlamis informed the Commission he has been in this location for over 40 years and during all that time people had used his property as a cut through and have thrown trash over the fence onto his property. He stated that any design help from the developer would be greatly appreciated. He noted that the lighting is not very good at the entrance to the housing development along Bridge Street adjacent to his property. He also inquired whether any changes would be made at that location with the sidewalks. Mr. Strauss stated the markings made along Bridge Street were not related to this project but possibly utility companies working in the area.

Discussion continued with regard to fence height and whether the wall on their property would remain. Mr. Holden said he would like to go look at the area to determine what might work in that area.

Mr. Ginder questioned the sidewalk widths of 4 feet behind Building 7. Mr. DeLorimier stated they are in discussions with the developer regarding this issue. Mr. Strauss noted that 4' sidewalks are typical for Ingerman Development and it also meets ADA requirements.

**MOTION: Motion was made by Mr. Ginder to approve the Preliminary Site and Landscape Plans contingent upon addressing all outstanding comments and evaluating the height of fencing between the project and the Vlamis property. The motion was seconded by Mr. Muller and unanimously approved.**

**OLD BUSINESS:** Ms. Minner noted there are some new projects for the future and that Election of Officers will be addressed during the January meeting.

**NEW BUSINESS:** Questions were raised concerning the condition of the structure at 236 E. Main Street specifically the front porch. Ms. Blackson stated she believed that the property has been purchased and the new owners are working with the Town's Building Department regarding required permits.

Mr. Thompson inquired about the Union Hospital/Father Ashley project on Railroad Avenue. It was noted that the project has been put on hold.

Questions regarding the Lidl project were raised. Ms. Thomas stated the project has signed plans but they have not moved forward as yet.

The next meeting of the Planning Commission is Monday, January 7, 2019.

There being no further items to discuss Mr. Wiseman adjourned the meeting at 7:28 p.m.

Respectfully submitted,

Brie Humphreys