

**TOWN OF ELKTON
PLANNING COMMISSION
MARCH 11, 2019
MINUTES**

Present: Dave Wiseman; G. Edward Ginder; Keith Thompson; William Muller; Art Blount; Lisa M. Hamilton Blackson, Esquire; Theresa C. Thomas, Assistant Planner; Chip Bromwell, Director of Building & Zoning

Absent: Rick Keane

MOTION: A motion was made by Mr. Ginder to approve the minutes of the February 11, 2019 Planning Commission meeting as written. The motion was seconded by Mr. Muller and unanimously approved.

CASE # 1543 – REQUEST OF JANICE FAIRCHILD REPRESENTING BODHI FOR A SPECIAL EXCEPTION FOR A MENATL HEALTH PRIVATE PRACTICE USE. THIS ACTION CONCERNS PROPERTY LOCATED AT 107 CHESAPEAKE BOULEVARD, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2465, ZONED BI

Ms. Janice Fairchild of Bodhi was in attendance to address this request. She read a statement regarding their services, their goal which is to affect the area in a positive way, their belief that their work will not be a detriment to the Town as evidenced by their current work in North East for the past 7 years with no complaints by neighboring businesses or residents. They have provided services to over 1500 clients made up of individuals, couples, and families.

She noted that they have grown from one clinician to twelve mental health clinicians and four administrative staff positions. They partner with other holistic practitioners to offer acupuncture, yoga, reflexology, massage, and meditation.

She stated she would be glad to answer any questions the Commission might have with regard to their work.

Mr. Wiseman inquired about the number of employees they anticipate being involved at the new location. She stated they may move the entire group to the new location or move approximately half of the clinicians to the new location which would be 6-12 clinicians and that they are looking to hire additional clinicians. He asked what the square footage of the building would be. Mr. Jeff Sellers noted it would be approximately 5,200 square feet. Mr. Ginder inquired about the exact location in the building. He confirmed that it is to the right of the Sheriff's Office.

Mr. Wiseman asked if their clients were only adults. Ms. Fairchild stated they work with both adults and children. He asked if they provide services for people to stay there. She said they do not have IOP or day programs only family and group services. She added that they do not provide services to the chronically ill or those in urgent crisis. Mr. Wiseman asked if there were doctors or nurses who might administer medication. She answered they do not. Mr. Blount asked if there was any intention to change that in the future. She informed them they are considering this as something in the distant future. Mr. Ginder questioned Mr. Bromwell if in the future they begin writing prescriptions would they need to come back before the Commission. Mr. Bromwell confirmed that they would since it would be a different use.

Mr. Wiseman asked if they have an established clientele that would require a need for this location. Ms. Fairchild stated that most of their clients live in the Elkton area. She said they are currently working with Cecil County and their goal is to provide services to agencies, to employees of the County, to schools and to others. She did mention that they do not do directed counseling such as through Court ordered requirements. They prefer to work with individuals who wish to come. Mr. Ginder asked if there would be much foot traffic or if clients drive to their office. She said she believes the majority provide their own transportation but that there are bus stops near the new location. She stated they accept private insurance and Medicare.

Mr. Wiseman inquired about the hours they would be open. She noted they would be open 7 days a week. They would be open weekdays from 8:00 a.m. – 9:00 p.m. and weekends from 8:00 a.m. to between 3-5 p.m.

Mr. Wiseman asked if they would need to do any renovations to the space. She said they would do some fit out to meet their specific needs. It was noted that any permits required would go through the Building Department.

Mr. Ginder asked if they were regulated by the State. She stated they were not.

Mr. Wiseman entertained additional questions from the Commission members. There being none he called for questions from the audience. There was no one in attendance either for or against this request.

MOTION: Motion was made by Mr. Ginder to recommend approval to the Board of Zoning Appeals for the mental health private practice use at this location contingent upon them coming back before the Commission should they begin prescribing medications in the future. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF BRUCE SCHNEIDER, REVISED RECORD PLAT, GRAY MOUNT COMMONS, SECTION 1 AND SECTION 2, TAX MAP 312, PARCEL 2411, ZONED R-3

Mr. Bruce Schneider and Mr. Steven Jupitz were in attendance to address this request. Mr. Wiseman noted that Mr. Chip Bromwell was in attendance in order to help clarify questions the Commission might have.

Mr. Schneider stated they are before the Commission to request a design waiver. He said that in the recent past they have revamped the design for transportation and parking whereby they adjusted the group of townhouses. (This change is shown as lots 78 – 87 on Page 4 of the plan submitted on February 13, 2019). Mr. Schneider mentioned they are replacing the original trails with sidewalks as well.

Mr. Wiseman asked if he had received letters from Mr. Bromwell to which he responded he had received them.

Mr. Bromwell summarized the need for the change as due to the fact that a lot of the design of the subdivision is outdated, having been recorded in the early 90's. He noted that sidewalks are being added, parking has been added and a few lots were eliminated in order to make room for additional parking. They also increased the berms on the small pond at the south east corner and the water lines were changed from plastic to iron. He noted the fire department made a few comments regarding roads being able to

handle 75,000 lbs and height requirement clearances for emergency equipment to access the subdivision. Mr. Ginder inquired if the dwelling units would require sprinklers. Mr. Bromwell stated they would. Mr. Wiseman asked Mr. Bromwell if the agreement between the Town and Mr. Schneider needed to be looked at again or if it was binding. Mr. Bromwell stated that it is a binding agreement. He noted that with a few exceptions the plan comes close to meeting current standards.

Mr. Bromwell pointed out that the design waiver that is being requested is for a 10-pack of townhouses. They eliminated one lot and pushed two buildings together in order to gain more parking. The Town requirements are for 8 townhouses per grouping. Mr. Wiseman asked the number of units proposed originally. Mr. Schneider said originally there were 193 and now there are 187 dwelling units. It was noted the parking has been increased and is an upgrade from the original plan.

Mr. Wiseman entertained additional comments or questions from the Board. There being none he entertained questions or comment from the audience. There were no questions or comments from the audience.

MOTION: Motion was made by Mr. Muller to approve the design waiver for Gray Mount Commons, Sections 1 & 2 regarding allowance of a ten dwelling unit pack rather than the eight dwelling units per pack as required by the Town Ordinance and allowing for the slight decrease in parking. The motion was seconded by Mr. Blount and unanimously approved.

Mr. Nick Vlamis spoke to the Commission and provided pictures of the issues he is having with trash being thrown behind his building from the property above them owned by the Elkton Housing Authority. He again requested that they address this issue with the owners the next time they submit plans for the Rudy Park renovations. Mr. Wiseman stated that these concerns would be taken into consideration and presented the next time they come before the Planning Commission.

OLD BUSINESS: There were no items for old business.

NEW BUSINESS: Election of Officers

MOTION: Motion was made by Mr. Ginder to nominate Mr. Wiseman as Chair for 2019. The motion was seconded by Mr. Thompson and unanimously approved.

MOTION: Motion was made by Mr. Thompson to nominate Mr. Ginder as Vice Chair for 2019. The motion was seconded by Mr. Muller and unanimously approved.

Mr. Wiseman noted that the next meeting of the Planning Commission is April 8, 2019. There being no further business to discuss Mr. Wiseman adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Brie Humphreys