

**TOWN OF ELKTON  
PLANNING COMMISSION  
MAY 6, 2019  
MINUTES**

**Present:** Dave Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; William Muller; David Beste, Esquire; Jeanne Minner, Director of Planning

**Absent:** Art Blount

**MOTION:** A motion was made by Mr. Thompson to approve the minutes of the April 8, 2019 Planning Commission meeting as written. The motion was seconded by Mr. Keane and unanimously approved.

**MCCRONE, INC. REPRESENTING ELKTON HOUSING AUTHORITY, FINAL ADD ON SUBDIVISION, WILLOWS AT RUDY PARK, SINGERLY ROAD, TAX MAP 306, PARCELS 1766 & 2179 AND ZONED R-3 (URBAN RESIDENTIAL)**

In attendance to address this submittal were Mr. David Strouss of McCrone, Inc. and Mr. David Holden of the Ingerman Group. Mr. Wiseman asked if Mr. Strouss had received comment letters from both May 3<sup>rd</sup> and April 25th. Mr. Strouss confirmed he had received the letters. Mr. Strouss confirmed they are requesting to combine parcels 1766 & 2179, one of which was rezoned two years ago from BI to R-3. Mr. Wiseman asked for any comments from KCI and the Town. Mr. DeLorimier had no comments. Ms. Minner stated the only comment she had was added to the Forest Conservation plan comments regarding placing the Forest Conservation easement on the Subdivision Plat.

Mr. Wiseman called for any comments from the audience with respect to this plan. There being no further discussion Mr. Wiseman called for the motion.

**MOTION:** Motion was made by Mr. Ginder to approve the Final Add-On Subdivision for the Willows at Rudy Park contingent upon address all outstanding comments, noting the additional comment regarding the forest conservation easement being placed on the add-on subdivision plan. The motion was seconded by Mr. Thompson and unanimously approved.

**MCCRONE, INC. REPRESENTING ELKTON HOUSING AUTHORITY, FINAL MAJOR SITE PLAN, LANDSCAPE AND LIGHTING PLANS, WILLOWS AT RUDY PARK, SINGERLY ROAD, TAX MAP 306, PARCELS 1766 & 2179 AND ZONED R-3 (URBAN RESIDENTIAL)**

Continuing with the submittals for Willows at Rudy Park, Mr. Strouss stated that the Final Site Plan was the same as the submitted Preliminary Plan including the design waivers. The proposal was for the redevelopment of a 68 unit complex. He reviewed the design waivers: 32A - more than 10 spaces between islands at 4 locations; 32B – Bufferyard ‘E’ along the Dwyer Property; 32C – Bufferyard ‘D’ along Vlamis Property and 32D – Bufferyard ‘C’ along MD 279 (Newark Avenue). Mr. Strouss noted that two variances were also approved for setbacks and parking reductions at the August 2017 Board of Zoning Appeals meeting.

Mr. Ginder questioned three comments that were outstanding regarding the lighting plan. Mr. Strouss stated they are awaiting photometrics for the final lighting plan and they intend to meet all Town requirements with regard to the lighting.

Mr. Strouss mentioned that they would be addressing a request from Mr. Vlamis to place an additional light at the entrance to the Willows near the north entrance to his business.

Mr. Wiseman addressed the concerns of Mr. Vlamis with respect to trash being thrown from the subdivision onto the back of his property. He inquired whether that issue has been resolved. Mr. Holden stated that they met with Mr. Vlamis and determined that since there is currently no management onsite they believe once redevelopment takes place and there are staff onsite and security cameras in use, that the issues will be resolved. Mr. Wiseman stated he felt this concern should remain in the record and be addressed if in the future the issues with trash are not resolved. Mr. Holden agreed that would be fine with him.

Mr. Strouss noted State Highway comments have been addressed. He also addressed a comment by KCI regarding sidewalk widths within the project. He stated KCI is insistent on placement of five (5) foot sidewalks to the units. He pointed out that they have used four (4) foot sidewalks in other developments in North East and Cecilton.

Mr. DeLorimier indicated that five (5) foot sidewalks have been the standard for some time now and felt they should be implemented now rather than in the future. There was discussion regarding the width of the sidewalks, whether this project is considered federally funded and if the sidewalks are public or private. Ms. Minner noted the public sidewalks will be five (5) feet wide at right of ways and along public roads. Mr. Strouss mentioned that this project goes through Maryland Public Housing & Community Development and they have no issues with the four (4) foot sidewalks to the buildings. Mr. Strouss stated they are proposing to place four (4) foot sidewalks to the individual units. They believe that making all the sidewalks five (5) feet is excessive impervious. Ms. Minner asked if they could get feedback from DHCD regarding their opinion on the sidewalk widths. Additional discussion ensued regarding sidewalks.

Mr. Thompson asked if there were eight (8) handicapped units. Mr. Holden stated that 5% of the units are handicapped accessible. Mr. Ginder inquired whether they would keep track of the number of residents in each unit and Mr. Holden stated that this would be monitored.

Mr. Wiseman entertained questions from the audience. Mr. Nick Vlamis voiced his concern that there would only be someone on call on the weekends which he did not feel would be helpful in addressing any problems which would come up. He asked if there would be enough light to illuminate behind his building. Mr. Holden stated there will be house rules and regulations (specifically related to trash disposal) as part of each resident's lease and if they are broken their lease can be revoked. He also stated there will be security cameras in strategic locations. Mr. Vlamis wondered what would happen if, at some time in the future, they were no longer managing the property. There was discussion regarding what other things could be done to keep trash from being thrown over on to Mr. Vlamis' property. He stated he had no issues with lighting from the subdivision shining on his property in that area. Mr. Wiseman said it is important to keep the lines of communication open during and after the redevelopment process so that Mr. Vlamis' concerns can be addressed.

Mr. Muller shared that as a police officer he has seen minimal impacts in other areas of the County since Ingerman took over specific projects.

There being no further discussion items Mr. Wiseman called for a motion.

**MOTION: Motion was made by Mr. Ginder to approve the Final Site and Landscape plans for Willows at Rudy Park contingent upon addressing all outstanding comments, receiving of the Final Lighting Plan and a letter from the Maryland Department of Housing and Community Development regarding the sidewalk widths and the requested four (4) design waivers. The motion was seconded by Mr. Keane and unanimously approved.**

**BAY STATE LAND SERVICES REPRESENTING DUNKIN DONUTS, FINAL SITE, LANDSCAPE AND LIGHTING PLANS, BELLE HILL & WARNER ROADS, LOT # 2, TAX MAP 304, PARCEL 2116 AND ZONED C-3 (HIGHWAY INTERCHANGE COMMERCIAL)**

Mr. Mitch Ensor of Bay State Land Services was in attendance to address this submittal. He noted that Concept Plan for this project was submitted and approved in the fall of 2018. They received sign variances for height and setback in January of 2019. They received Preliminary approval in February of 2019. They have addressed comments received and are not aware of any additional waivers or variances that would be needed.

He went over the comments that were either pending or had any questions in order to clear up any concerns the Board might have. He addressed specific comments from the Town, DPW and KCI. He stated they have no issues in addressing any of the comments. He said they have received an approval letter dated April 26, 2019 from Cecil Soil. He agreed to place the inverts on both the site plan and profiles.

He had questions regarding adding a sidewalk from Belle Hill Road to the building. He noted there is a lot of landscaping in that area and since Dunkin Donuts is the only business with sidewalks in the area they would prefer not to place one along the private road. He stated that if at some point in the future other businesses in the area place sidewalks they would be willing to do them at that time.

Mr. Ensor noted there will be sidewalk on the hotel side which would provide pedestrian access to their property. There was discussion regarding placement of sidewalks along the private drive between the Dunkin Donuts and Taco Bell properties. Mr. Ensor stated that if business warranted placement of pedestrian sidewalks along the private drive that his clients would be willing to place them in the future. Mr. Wiseman pointed out that the majority of their business would be drive in rather than pedestrian.

Mr. Wiseman entertained questions or comments from the audience. Hearing none he called for a motion.

**MOTION: Motion was made by Mr. Ginder to approve the Final Site, Landscape and Lighting plans for Dunkin' Donuts contingent upon addressing all outstanding comments and removal of KCI comment #24 regarding sidewalks. The motion was seconded by Mr. Thompson and unanimously approved.**

**PUBLIC HEARING – 2018 ANNUAL REPORT TO MARYLAND DEPARTMENT OF PLANNING**

Ms. Minner addressed the Commission regarding the 2018 Annual Report which provides a summary of yearly activity for both the Planning and Building Departments. Amendments to the Zoning Ordinance were noted as well as submissions to the Historic District Commission. She stated the annual report will go before the Mayor & Commissioners for review as well.

Mr. Wiseman called for a recommendation from the Commission to adopt the 2018 Annual Report.

**MOTION: Mr. Thompson made a recommendation to adopt the 2018 Annual Report. The motion was seconded by Mr. Keane and unanimously approved.**

**OLD BUSINESS** – Ms. Minner stated there is activity with the Southfields parcels at Route 213 and Frenchtown Road. There have been conversations regarding a possible mixed use project being considered for this property.

She stated the PUD language is again being reviewed and she will forward that information to the Commission members when completed.

The Mayor gave an overview of a meeting he had with a group out of Baltimore who are looking at the Southfields project. It will be similar to the Greenleigh @White Marsh development.

**NEW BUSINESS** – The next meeting of the Commission is scheduled for June 10<sup>th</sup>. Two of the members will not be available for that meeting therefore it may be rescheduled to the following Monday.

There being no further discussion, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Brie Humphreys