

**TOWN OF ELKTON
PLANNING COMMISSION
NOVEMBER 11, 2013**

PRESENT: Asma Manejwala; H. Fred Thomas, II; G. Edward Ginder; David Fordyce; Cameron A. Brown, Esquire; Theresa Thomas, Assistant Planner

ABSENT: Jeanne D. Minner, Director of Planning; Sue Whitaker; Commissioner Mary Jo Jablonski

Ms. Manejwala called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Mr. Ginder to approve the minutes from the October 7, 2013 Planning Commission meeting. The motion was seconded by Mr. Thomas and unanimously approved.

CASE # 1457 – REQUEST OF BRANNICK, LLC, 220 EAST PULASKI HIGHWAY, ELKTON, MARYLAND FOR A SPECIAL EXCEPTION FOR THE SALE OF MOTOR VEHICLES. THIS ACTION CONCERNS PROPERTY LOCATED AT 224 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2376, ZONED C-2

Mr. Brandon Hollenbaugh and Mr. Larry Hughes were in attendance to address this request. Mr. Hollenbaugh stated he purchased this property a few months ago and would like to place a used car business at the location. Mr. Hughes reviewed the details of the modification of the site. He noted the building will be used without significant change but the parking lot will be dedicated for the cars for sale in the front and the spaces in the rear of the building will be used for employees. Ingress and egress from the facility will be the same as previously with ingress to the facility from Route 40 and ingress and egress by way of Whitehall Road. Handicapped parking will be moved to the side of the building for customer convenience. Setbacks have been changed to meet the Town standards. Mr. Hughes noted that some dead trees have been removed from the property and new trees will be planted. They will be replacing the signage on the existing pylon to reflect the new business. They will be placing a fence along the area of the accumulated brush/hedge row along the southern property line. Ms. Manejwala asked if the balance of the existing fencing on the property will remain. Mr. Hughes confirmed that it would remain as is.

Ms. Manejwala inquired about the amount of parking that will be provided. Mr. Hollenbaugh stated there will be sufficient parking for customer parking and for the sale of cars. Ms. Manejwala asked if they will have an onsite car wash. Mr. Hollenbaugh advised the Board that they plan to contract with Cooper Detailing for that service.

Mr. Ginder inquired whether there will be any new lighting for the business. Mr. Hollenbaugh has contacted a company to retrofit the building with LED lighting and the existing poles on the lot as well. Ms. Thomas stated they would be required to submit a lighting plan should they be approved to show that light would not interfere with surrounding properties. Dumpster location and need were discussed.

There was discussion regarding the sidewalks along Route 40. Maryland State Highway and Cecil County would make any determination necessary regarding the sidewalks.

There was discussion regarding signage for the business. Mr. Hollenbaugh provided pictures showing his plans for the signage and the way he maintains his properties. Additionally, he provided pictures of the property prior to him purchasing it. He does not plan to make additions to the property.

Ms. Manejwala entertained additional comments or questions from the Board. There were none. She called for questions or comment from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to recommend approval to the Board of Zoning Appeal for the special exception for Brannick, LLC contingent upon addressing all comments. The motion was seconded by Mr. Thomas and unanimously approved.

MCBRIDE & ZIEGLER, INC. REPRESENTING UTRIC 5, LLC, 2607 EASTBURN CENTER, NEWARK, DELAWARE, PRELIMINARY MAJOR SITE PLAN, TAX MAP 316, PARCEL 2443, ZONED BI

Mr. Jeff Nowland and Mr. Giff Nowland of Nowland Associates and Mr. Mark Ziegler of McBride & Ziegler were in attendance to address this request. Mr. Jeff Nowland provided an overview of the development at 210 Chesapeake Boulevard. He noted that the proposed development being presented today is the next phase and will be developed as 'spec' space for a future tenant. This building will be similar to 210 Chesapeake Boulevard. He mentioned that a current paper street 'Pintail Circle' will become a Town road as they continue the development of this property as proposed in 2009. This road will provide the means of egress for this phase as well as future development.

Mr. Fordyce addressed plans for stormwater management. Ms. Thomas stated there would be a meeting on November 15th to go over the project and that subject would be part of the discussion. It was noted that a traffic impact study had been done. Mr. Fordyce inquired about a loading dock. Mr. Nowland stated they would have a loading berth and discussed the type of vehicles that might be accessing the building. They do not envision large tractor trailers. He noted that they would have to show truck turning depending upon what the use of the building will be. He stated they would be willing to accommodate the Town requirements when the new tenant is signed.

Ms. Manejwala addressed proposed uses and the different parking rationale depending upon the use. Mr. Ziegler pointed out the plan presented was modified to industrial use. The labelling of office/warehouse was confusing and they chose to make those changes.

Ms. Manejwala asked if they had any issues with addressing any of the comments provided by the Town, KCI and Singerly Fire Company or any other comments they have received. Mr. Ziegler stated they have no issues with any comments they have received.

Ms. Manejwala entertained questions or comment from the Board or the audience. There were none.

MOTION: Motion was made by Mr. Ginder to approve the Preliminary Major Site Plan for UTRIC 5, LLC as presented contingent upon addressing all outstanding comments from all parties. The motion was seconded by Mr. Thomas and unanimously approved.

HOME PARTNERSHIP OF CECIL COUNTY, INC., 626 TOWNE CENTER DRIVE, SUITE 301, JOPPATOWN, MD, NORTH STREET SENIOR APARTMENTS, PRELIMINARY SITE PLAN, LANDSCAPING & LIGHTING PLANS AND REVISED FINAL RESUBDIVISION PLAT, 214 NORTH STREET, TAX MAP 310, PARCEL 1204, LOT 1, ZONED C-1

Mr. Frank Hodgetts of Home Partnership of Cecil County, Inc. and Mr. David Taylor of David G. Taylor Architects were in attendance to address this request.

Mr. Hodgetts indicated they were before the Board to present their Final Site, Landscaping and Lighting Plan as well as their Revised Final Resubdivision Plan and will take any questions the Board may have.

Mr. Manejwala inquired whether they have received comment letters from KCI, the Town and Singerly Fire Company. Mr. Hodgetts confirmed that they did receive comments.

Ms. Manejwala asked if there were any significant changes from the previous Resubdivision Plan. Mr. Taylor noted changes were made in order to accommodate a comment from the Town regarding the distance of the property line from the existing building. Mr. Hodgetts added they have also noted the right of way for Crouse Brothers, which was questioned previously. He noted that Cecil County will be finalizing an easement with Crouse Brothers as well.

Ms. Manejwala raised discussion regarding State Highway improvements regarding the property. Mr. Hodgetts stated they have received comments from SHA and have responded to them. They are now awaiting any additional comments from SHA. Mr. Taylor stated they did not have any issues with any comments from SHA.

Ms. Manejwala inquired about a reference to comments from KCI. Mr. Frey stated they have addressed all comments for KCI and they are simply waiting for the final comments from SHA. Discussion ensued regarding a comment referencing additional parking spaces. Ms. Thomas stated that the comment has been resolved.

Ms. Manejwala entertained questions or comments from the Board and the audience. There were none.

MOTION: Motion was made by Mr. Thomas to approve the Final Site Plan, Landscaping Plan, Lighting Plan and Revised Final Resubdivision Plan for Home Partnership of Cecil County, Inc. contingent upon addressing all outstanding comments from all parties involved. The motion was seconded by Mr. Ginder and unanimously approved.

OLD BUSINESS: Ms. Thomas noted that the Zoning Ordinance and Zoning Map were approved by the Mayor & Commission at their November 6th meeting and will become effective on November 26, 2013. The Subdivision Regulations were approved October 2, 2013 and are currently in effect. She noted that the Article on the PUD still needs to be addressed.

NEW BUSINESS: Ms. Manejwala addressed the meeting she and Ms. Minner attended sponsored by the Maryland Planning Commission Association. She noted they received material which they would be sharing with the rest of the Board.

Ms. Manejwala asked if there have been any submissions for the vacancy on the Board. Ms. Thomas stated Ms. Minner had spoken with someone who might be interested.

The next meeting of the Planning Commission is scheduled for December 9, 2013.

There being no additional business to discuss Ms. Manejwala adjourned the meeting at 7:36 p.m.

Respectfully submitted,

Brenda Humphreys