

**TOWN OF ELKTON
PLANNING COMMISSION
JANUARY 10, 2011**

PRESENT: David Wiseman, Chairman; H. Fred Thomas, II, Vice Chair; Sue Whitaker; Asma Manejwala; Brad Carrillo; Commissioner Mary Jo Jablonski, Ex-Officio; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

ABSENT: Roger McCardell

Mr. Wiseman called the meeting to order at 7:00 p.m.

ELECTION OF OFFICERS

Mr. Wiseman called for nominations.

MOTION: Motion was made by Mr. Thomas to nominate Mr. Brad Carrillo for Vice Chair of the Planning Commission. Motion was seconded by Ms. Whitaker and unanimously approved.

MOTION: Motion was made by Mr. Carrillo to nominate Mr. David Wiseman for Chair of the Planning Commission. Motion was seconded by Ms. Manejwala and unanimously approved.

ACTION: Motion was made by Mr. Thomas to approve the minutes with amendment from the November 8, 2010 Planning Commission Meeting. Motion was seconded by Ms. Whitaker and unanimously approved.

ANNEXATION HEARING – 189 BELLE HILL ROAD, TAX MAP 303, PARCEL 257, CURRENTLY ZONED BI COUNTY ZONING WITH A PROPOSED TOWN ZONING OF C-3

Mr. Dwight Thomey, Esquire and Mr. Mark Zeigler of McBride & Ziegler were in attendance to address this request. Mr. Thomey stated that there is an existing truck terminal on the site which is currently not in operation. A concept plan was provided with the submittal which anticipates what might be developed at the property. The site is located on Belle Hill Road and near the Motel 6. They will be seeking to connect to the Town sewer facility. Engineering studies have been done to determine what needs to be done with regard to upgrade of the sewer delivery system. An annexation agreement has been submitted to the Town to limit the flow to 20,000 gallons per day. The water is to be provided by Artesian Water and hopefully that will come to fruition.

Mr. Thomey stated that he does not believe the developers have a particular user in mind at this time. The issues with the water and sewer need to be resolved first. He stated that there is not adequate water and sewer capacity on site currently.

Mr. Thomey stated that the property is just under 28 acres and they are seeking a C-3 zoning classification.

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Mr. Wiseman inquired as to the number of buildings that would be developed on the property. Mr. Ziegler stated that they had been approved by the County for two buildings and they are proposing two additional buildings. Ms. Minner interjected that no site approval would be made at this time.

Mr. Wiseman asked if any approvals from the County would come with the property if annexed. Ms. Minner stated that ongoing approvals such as stormwater management or sediment and erosion control which are bonded would be transferred. Any other approvals from this point on would need to come from the Town.

Mr. Thomey mentioned that there is a completed stormwater management facility on site which is functioning well. He stated that there may be a bond set up for that facility. Mr. Ziegler stated that they are currently in the process of finalizing the as-builts and are close to getting the entire stormwater management approved.

Ms. Manejwala asked if the well shown on the plan would be supplied by Artesian. Mr. Ziegler stated that when the existing buildings were developed they installed a septic system and a well. It was noted that the existing well has limited capacity and when the property is developed it may be abandoned when the permanent water supply is provided.

Mr. Carrillo inquired about where the Town's infrastructure is located and whether the Town would need to extend the infrastructure (water or sewer lines) to the property. Mr. Thomey stated that sewer is relatively close to this property and the developer will be responsible to extend the lines to the sewer main. There will be some work that needs to be done to the sewer delivery system but very limited flow is required for this property.

The owner and the Town co-funded an engineering study based upon the limited flow from this property and came up with an agreed upon limited scope of work that needs to be done to the Town's delivery system to meet the needs for this property.

Mr. Wiseman asked if development would be initiated right away should the property be annexed. Mr. Thomey stated that he is not aware of any concrete development plans at this time.

Discussion ensued regarding uses that would fall within the C-3 zone. Ms. Minner stated that this zoning is the most closely related to the County's BI zone. She noted that the Cecil County Commissioners would have had to approve any significant change in zoning of the property and they did not have to take any action on this zoning request. Ms. Minner provided the Board with a visual zoning map of the location of the area.

Mr. Wiseman entertained additional questions from the Board and comments from the audience. There were none.

MOTION: Motion was made by Mr. Carrillo to recommend approval to the Mayor & Commissioners of the annexation of the Lands of Belle Hill, LLC and the zoning change as consistent with the County zoning of BI to Town zoning of C-3. The motion was seconded by Ms. Manejwala and unanimously approved.

MOTION: Motion was made by Mr. Carrillo to amend his previous motion to include the approval of the annexation plan. Motion was seconded by Ms. Manejwala and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Ms. Minner informed the Board that a contract was awarded to URS for the update of the Zoning Ordinance and Subdivision Regulations. Discussion followed regarding the status and funding of the contract.

The next meeting of the Planning Commission will be on Monday, February 7, 2011 and will be combined with the review of the Zoning Ordinance and Subdivision Regulations.

There being no further items for discussion the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Brenda Humphreys