

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

PRESENT: David Wiseman; H. Fred Thomas, II; Sue Whitaker; Asma Manejwala; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

ABSENT: Brad Carrillo; Roger McCardell; Commissioner Mary Jo Jablonski, Ex-Officio

Mr. Wiseman called the meeting to order at 7:10 p.m.

ACTION: Motion was made by Mr. Thomas to approve the minutes as written from the Planning Commission meeting on September 12, 2011. Motion was seconded by Ms. Manejwala and unanimously approved.

DR. ZAHID ASLAM – AMENDMENT TO LANDSCAPING PLAN FOR OLIVE GARDEN AT WHITEHALL CROSSING, 300 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 315, PARCEL 2377, ZONE C-2

Mr. Richard Clark and Mr. Perry Luft representing Darden Restaurants, and Mr. Mohammad Zubair representing Dr. Zahid Aslam were in attendance to address this request.

Mr. Clark explained there are mature trees along Route 40 and Whitehall Road that they would like to replace for smaller caliper trees of the same kind. They feel this will refresh the area for their new restaurant as well as along the Town roads.

Mr. Wiseman asked if Ms. Minner felt this would maintain the same density as the original landscaping plan. Ms. Minner stated that their landscaping plan has more material than necessary and she felt placement of new trees with the new landscaping was their main concern.

Mr. Wiseman asked how many mature trees would remain. Mr. Luft stated that they would be removing all of the mature trees and replacing them. He informed the Board that the curblines of the Olive Garden has been moved into the area of the root system and may have compromised some of the mature trees. Ms. Minner added that if one third of the root system has been damaged or removed it would cause decline in the tree.

Mr. Wiseman noted that all the Olive Gardens he has seen had been well maintained and he believed it would help the aesthetics of that corner.

Ms. Minner asked when the landscaping might be completed. Mr. Clark stated that it was up to Dr. Aslam as to when the landscaping would be completed. He asked if that was a condition of the Certificate of Occupancy. Ms. Minner stated that it was a condition but that a bond could be paid if the landscaping would not be placed in time for the winter season. Mr. Zubair stated that the plantings would be completed within the next few weeks.

Mr. Wiseman asked if they would be required to provide a separate landscaping plan. Ms. Minner stated that it would be a modification of their approved plans.

Mr. Wiseman entertained questions or comment from the Board and the audience. No one stepped forward to make any comment.

MOTION: Motion was made by Ms. Manejwala to accept the amendment provided it still adheres to the remainder of the existing landscaping plan. The motion was seconded by Ms. Whitaker and unanimously approved.

OLD BUSINESS: Ms. Campbell stated that she had spoken with Mr. Norman Wilson concerning the amendment to the record plat for Hickory Knoll requested by Mr. Kenny Simmons. She stated that they believed that the plan should be re-recorded. Ms. Minner will follow up with Mr. Simmons by letter.

Ms. Minner stated that Mr. Rogers wished to discuss the updates to the Zoning Ordinance for the Town Center Zone with Ms. Minner prior to presentation before the Board. He forwarded a draft of those updates to her but requested a meeting with her prior to his presentation.

NEW BUSINESS: Ms. Minner suggested that the Board look at the 'Plan Maryland' document on the Maryland Department of Planning website.

Ms. Minner gave an overview of the Town requirements for the Sustainable Communities Workshop.

The Bicycle Committee and Bicycle Plan were discussed. Ms. Minner also discussed the Watershed Implementation Plan and how the Town is to be involved in the water quality standards and the time frame for implementation.

There being no further items for discussion Mr. Wiseman adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Brenda Humphreys