

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
AUGUST 18, 2016
MINUTES**

Present: Robert Olewine; Shirley Hicks; Dave Mehelas; Heather Mahaffey; Lisa M. Hamilton-Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

Absent: Dawn Schwartz

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

ACTION: Motion was made by Ms. Hicks to approve the minutes from the July 21, 2016 meeting. The motion was seconded by Ms. Mahaffey and unanimously approved.

CASE # 1492 – REQUEST OF TRANSTECK, INC. FOR THE FOLLOWING VARIANCES FOR SIGNAGE: 1) SIX (6) ADDITIONAL WALL SIGNS; 2) AN ADDITIONAL 199.26 SQUARE FEET OF SIGNAGE AND 3) EXCEED ALLOWABLE HEIGHT REQUIREMENT BY FIVE (5) FEET FOR A PYLON SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 189 BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 303, PARCEL 0257 AND ZONED C-3

Mr. Tim Gates of Transteck, Inc. and Mr. Michael Hewitt of Yesco Sign were in attendance to address this request. Mr. Hewitt presented type and location of signage which they are proposing to place at the property at 189 Belle Hill Road. He pointed out that both brand signs and directional signs would be placed on the building and on a pylon sign.

Mr. Gates informed the Board their work is servicing tractor trailers, which includes parts, sales and service.

Mr. Hewitt stated they are requesting the additional height for the pylon sign for reasons of visibility so that customers will be able to locate their business. Mr. Gates mentioned that the existing sign base is capable of holding the size sign they are proposing for the pylon.

Mr. Olewine inquired as to the number of vehicles that would be located on the premises. Mr. Gates responded there would be 2-3 of each type which would include medium duty and heavy duty trucks. They occasionally may have dump trucks, trash trucks or used trucks. On a regular basis they may have up to 10 trucks at the front of the building. There may be as many as 10-40 trucks which might be there for service and they would be located on the left side of the building.

Mr. Mehelas inquired about the number of employees at the location. Mr. Gates stated between now and the end of the year they will have between 25-30 employees with up to 75 employees by the end of their first year in business. Mr. Mehelas inquired about the type of parts at this location. Mr. Gates stated that they currently have 12 stores from Pittsburgh to Swedesboro, New Jersey. Elkton will be one of their larger stores with approximately 50,000 square feet. They anticipate housing thousands of parts worth in the vicinity of one million dollars.

Mr. Olewine entertained additional questions from the Board. There were no additional questions. Mr. Olewine entertained question or comment from the audience. There were no questions from the audience.

MOTION: Motion was made by Mr. Mehelas to approve a sign variance for six (6) additional wall signs for 189 Belle Hill Road. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Ms. Mahaffey to approve the variance to allow 199.26 square feet of additional signage for 189 Belle Hill Road. The motion was seconded by Ms. Hicks and unanimously approved.

MOTION: Motion was made by Ms. Hicks to approve the variance to exceed the allowable height requirement for a sign by five (5) feet. The motion was seconded by Mr. Mehelas and unanimously approved.

CASE # 1493 – REQUEST OF ABBEY MANOR PROPERTIES, LLC FOR A SPECIAL EXCEPTION FOR AN EIGHTY (80) BED NURSING CARE FACILITY. THIS ACTION CONCERNS PROPERTY LOCATED AT 1 COLONIAL MANOR COURT, ELKTON, MARYLAND, TAX MAP 311, PARCEL 2414 AND ZONED C-2

Mr. David Strouss of McCrone, Inc., Ms. Joanne Baker-Gebelew of Torchio Architects and Mr. Steven Bloyd of Abbey Manor Properties, LLC were in attendance to address this request. Mr. Strouss noted the current facility is a 32 bed assisted living facility on a 2.7 acres site. They are proposing to expand the facility to an 80 bed nursing care facility. He stated they will essentially be providing the same type of care as the current facility.

He reviewed the conditions for the special exception according to the Town Zoning Ordinance under Article IV Development Approval, Part II Special Exception Permits, and Section 6 Standards – General. He stated they are able to meet all of the conditions for the special exception, some of which were architectural style, utilities, roads and ingress and egress.

A question arose regarding the difference between a nursing home and a group home. Mr. Bloyd explained that his understanding is if the number of residents exceeds sixteen (16) the residence would then fall into a different category in the Town Ordinance.

Mr. Mehelas inquired about the number of employees that would be on staff at this facility. Mr. Bloyd stated they currently have between 30-35 employees and that would increase to 80 full time and part time employees. Mr. Olewine questioned how this would affect the number of parking spaces being provided. Ms. Baker-Gebelew noted the parking percentage required is 1 staff member/8 residents. Since there are no residents who drive and on any given shift they will have sufficient parking available for employees. Ms. Mahaffey asked if there is adequate parking for visitors to the facility. Mr. Bloyd stated it is adequate during the week but on Saturday they do have an issue with sufficient parking. The required ratio with respect to staff/resident for the proposed structure will double the amount of parking available and would be more than sufficient for staff needs.

Mr. Olewine entertained any additional comments from the Board. There were none. He entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Mehelas to recommend approval of the special exception to construct an institutional resident in excess of 10,000 square feet in floor area in the Town Center zone for Abbey Manor Properties, LLC. The motion was seconded by Ms. Hicks and unanimously approved.

CLOSED SESSION

Mr. Mehelas made a motion to enter into a closed session to consult with legal counsel prior to the next case being heard. His motion was seconded by Ms. Hicks.

At the completion of the closed session Mr. Mehelas made a motion to end the closed session. His motion was seconded by Ms. Hicks.

CASE # 1490 – REQUEST OF UNION HOSPITAL FOR A SPECIAL EXCEPTION TO CONSTRUCT AN INSTITUTIONAL RESIDENCE IN EXCESS OF 10,000 SQUARE FEET IN FLOOR AREA IN THE TC ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT TAX MAP 310, PARCELS 0763, 0764 & 2005 AND ZONED TC (TOWN CENTER)

The following persons were in attendance to address this request: Representing Union Hospital: Mark Mears, Director of Facilities Management and Rod Kornrumpf, Executive Director of Behavior Health Sciences. Representing Ashley Addiction Treatment: Dan Berardi, Vice President of Support Services, Mariana Izraelson, Psy.D, LCADC, Program Director Outpatient Services, Charlotte Meck, RN, Director of Corporate Compliance, Quality and Risk Management and Dr. Bernadette Solounias, Sr. Vice President and Medical Director.

Mr. Mears stated he felt their request for the special exception for the institutional resident in excess of 10,000 square feet is something which is needed in both the Town and the County. Mr. Olewine questioned the boundaries of the property where this project will be located. Mr. Kornrumpf clarified the boundaries of the project.

Mr. Kornrumpf explained the scope of work for the facility. He stated their intention is to construct a two-story building. The first floor would be for behavioral crisis assessment and stabilization center. This would address patients who have mental illness and/or substance use. He emphasized that they would not be dispensing methadone or treating patients with methadone. The crisis center will serve as an alternative to the emergency room where many of these patients currently go for treatment. Their goal is to treat those who need this type of assistance anywhere from 1-10 days in house. The ability of this program will be to get them on medication, stabilize them and then discharge them.

The second floor will be a partnership with Ashley Addiction Treatment. Mr. Berardi gave an overview of the work they would provide at this facility. They have worked in Havre de Grace for about 32 years and are working in partnership with Upper Chesapeake Health Medical Center.

Dr. Mariana Izraelson described the day to day operations of the treatment center. She stated it is an outpatient program for substance use disorders. They offer ambulatory detoxification for opiates, alcohol and benzodiazepines. They offer intensive outpatient treatment. Dr. Izraelson stated the intensive group therapy is three times a week, three hours a day, and they see them every other week for individual therapy. They do urinalysis twice a week. Their intensive therapy is for eight weeks in length.

Mr. Olewine inquired about the difference between this project and the one in Havre de Grace. Mr. Kornrumpf explained this facility will have 16 beds. The one in Havre de Grace has 100 beds. He stated that their hope is that over time people will become familiar with this facility and help decrease the number of people being seen at the emergency room.

Mr. Olewine inquired about what hours the facility would be open. Mr. Kornrumpf answered that the assessment part of the facility would be open 24/7 and will be staffed by 25 full time employees. The outpatient services will be 9:00 a.m. to 9:00 p.m. and will be staffed by approximately 10 employees.

Mr. Olewine entertained additional questions from the Board. There were none. He entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Mehelas to approve the special exception for Union Hospital for the institutional residence. The motion was seconded by Ms. Hicks and unanimously approved.

Mr. Olewine read the recommendations from the Planning Commission for Cases 1490 & 1493.

OLD BUSINESS: The special exception approval for the Global Health project to be located at 308 E. Pulaski Highway near Alpha Medical has expired. No reviews were completed by the Planning Commission and no permits have been pulled for the project. They would have to come back in to renew the special exception in order to move forward at this point.

NEW BUSINESS: Mr. Bromwell informed the Board that there have been cases submitted for the September meeting. That meeting will be held on Thursday, September 22, 2016.

There being no further business to address Mr. Olewine adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Brenda Humphreys