

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
MARCH 16, 2017  
MINUTES**

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

**Absent:** Robert Olewine; Dawn Schwartz

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

**ACTION:** Motion was made by Ms. Hicks to approve the minutes from the February 16, 2017 meeting as written. The motion was seconded by Mr. Czernik and unanimously approved.

Mr. Mehelas stated that the Board would address Old Business first this evening with respect to the Tractor Supply which was a continuation of the previous case.

**OLD BUSINESS:** Mr. Kevin Rudick of Tractor Supply was in attendance. He stated they are requesting a special exception for a three year period for their storage trailers.

Ms. Hamilton-Blackson advised the Board that when Tractor Supply was heard at the October 20, 2016 meeting they were granted a three year special exception. Since the timeframe which was granted at that time was not authorized by the Zoning Ordinance an opinion was unable to be rendered in the case.

She explained that the Zoning Ordinance was in the process of being changed with respect to this use and therefore Tractor Supply was continued until such time as they would be able to again request the three year timeframe in compliance with the amended Zoning Ordinance.

Mr. Mehelas entertained any questions from the Board. There were none. He called for a motion.

**MOTION:** Motion was made by Mr. Czernik to approve the three year timeframe for the special exception for storage trailers at Tractor Supply located at 1111 E. Pulaski Highway. The motion was seconded by Ms. Hicks and unanimously approved.

**CASE # 1503 – DAN BLEVINS OF FREDERICK WARD ASSOCIATES REPRESENTING SEGALL DEVELOPMENT ASSOCIATES, LLC REGARDING SHOPPES AT ELKTON FOR A FOURTEEN (14) FOOT FRONT SETBACK VARIANCE FOR A SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 722 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 728, AND ZONED C-2**

Mr. Dan Blevins of Frederick Ward Associates was in attendance. Mr. Blevins stated he is representing Segall Development Associates, LLC the developer for the Shoppes at Elkton to be located at 722 E. Pulaski Highway. The project will be located at the site of the former diner and Tim's Used Tires. He mentioned there is a billboard located on the site as well.

The site contains 1.2 acres with adequate parking for the proposed use. The parcel is zoned C-2 and is in the Highway Corridor Overlay District. He noted that the property was annexed into the Town. They are proposing a retail strip center which will include a dental office, restaurant with outdoor seating and another retail store yet to be determined.

Mr. Blevins stated they are requesting a variance for a freestanding sign within the thirty (30) foot setback. They are asking to move the sign into the setback by fourteen (14) feet. He provided copies of other businesses along the Route 40 corridor which have signage forward of the required 30 foot setback.

Mr. Mehelas questioned how the sign would not be visible at 30 feet. Mr. Blevins stated that it is not so much due to visibility but rather the fact that it would obstruct parking and the drive aisle. Discussion ensued regarding the location of the property line. Mr. Bromwell clarified that the property line is essentially where the light poles are located as shown in the picture submitted. Mr. Czernik stated he felt it would blend in with other signs along Route 40.

Mr. Blevins confirmed that the billboard sign currently located at the site would be removed. There was discussion regarding the tenants for the building.

Discussion ensued regarding the location and size of the sign. Mr. Mehelas entertained questions or comment from the Board. Ms. Hicks complimented Mr. Blevins for the photographs provided which helped to envision his request.

Mr. Mehelas entertained questions from the audience. There were none.

**MOTION: Motion was made by Ms. Hicks to approve the fourteen (14) foot front setback variance for a sign at 722 E. Pulaski Highway. The motion was seconded by Ms. Mahaffey and unanimously approved.**

**DAVID E. JOHNSON REPRESENTING BLUE BEACON INTERNATIONAL, INC. FOR A FOURTEEN (14) FOOT SIDE SETBACK VARIANCE FOR AN ADDITION. THIS ACTION CONCERNS PROPERTY LOCATED AT 225 BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 303, PARCEL 2105, AND ZONED C-3**

Mr. David E. Johnson, Project Manager/Real Estate & Construction Group of Blue Beacon in Salina, Kansas was in attendance to address this request. Also in attendance were Juan Irizarry, General Manager of Elkton Blue Beacon and John Oliver, Operations Manager of Elkton Blue Beacon were in attendance to address this request. He gave a brief history of Blue Beacon and founder Charlie Walker. Blue Beacon is a family of companies which include Green Lantern Car Washes, Lighthouse Property Hotels and the Blue Beacon Truck Washes. The Blue Beacon component is the largest and the business the company was founded on. After 40 years they have over 100 locations nationwide and in Canada, which are open 24/7, with 4500 employees. They provide hand pressure washing with approximately 6-8 employees per bay.

The original truck wash in Elkton was opened in 1986. In 2014 they received front and side setback variances for the lobby/office renovation. They are proposing to extend the wash bays and mechanical room. They will be demolishing the shed currently located on the property. The new addition will be extended the same distance as the lobby/office addition. They want to extend the wash bays twenty (20) feet so employees do not have to open the bay doors to clean the entire truck. This will also give them room to move the chemicals into this building from the existing shed.

He stated he spoke to Terry, the general manager at the Flying J, to see if there were any issues with their proposal. She said she did not have any issues with the proposal.

Mr. Mehelas entertained questions or comment from the Board. Ms. Hicks commended Mr. Johnson on his presentation. Mr. Mehelas inquired when the busiest time of the year is for the truck wash. Mr. Irizarry stated winter is probably the busiest time because of the calcium chloride used on the roads which can cause damage to different parts of the trucks. Mr. Johnson mentioned that they also clean under the trucks with a high pressure machine and provide wash outs of the box trailers due to residue from different materials being carried, such as eggs, potatoes, etc.

Mr. Czernik complimented them on the project and the business. Mr. Mehelas called for a motion.

**MOTION: Motion was made by Mr. Czernik to approve the fourteen (14) foot side setback variance for the Blue Beacon Truck Wash at 225 Belle Hill Road. The motion was seconded by Ms. Hicks and unanimously approved.**

**NEW BUSINESS:** There were no items of new business.

Mr. Bromwell informed the Board that there have been no cases submitted for the April 20, 2017 meeting.

There being no further business to address, Mr. Mehelas adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Brenda Humphreys