

**TOWN OF ELKTON
PLANNING COMMISSION
AUGUST 7, 2023
MEETING MINUTES**

Present: David Wiseman, G. Edward Ginder, Keith Thompson, William Muller, Paul Manuel, Lisa Blackson, Esquire, Jeanne Minner, Director of Planning, Quinn Krenzel, Planner

Absent: Ray Polaski

Mr. Wiseman called the meeting to order. He stated the first item on the agenda is approval of the minutes from the July 10, 2023 meeting. Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Thompson to approve the minutes of the July 10, 2023 Planning Commission meeting as written. The motion was seconded by Mr. Ginder with the remaining Commission members voting as follows: Mr. Manuel – Aye; Mr. Muller – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF JOHN MASCARI REPRESENTING SUMMIT AT WALNUT HILL, SECTION 2, FINAL MAJOR SUBDIVISION PLAN, SINGERLY ROAD AND KATIE LANE, TAX MAP 027D, PARCEL 2162 & P/O 2435 AND ZONED RO (RESIDENTIAL – OFFICE)

Mr. John Mascari of Karins & Associates and Mr. Michael Davitt, property owner were in attendance to address this request. Mr. Mascari stated the subdivision consists of twenty one (21) townhouse lots, a neighborhood park and a stormwater management area and a cul-de-sac. He stated they have been through the preliminary plan review process. They have also gone through the construction improvement plan and stormwater management plan preparations centered on reviews with KCI. There have been several rounds of revisions.

Mr. Mascari stated they have met with Jeanne and Quinn several times to be sure they are addressing all comments. They feel the plans are ready for final subdivision approval. He stated the few comments that remain they will have no issues addressing.

Mr. Ginder asked if there were any additional fire hydrant locations added regarding a comment by the Singerly Fire Company. Mr. Mascari stated the Fire Company approved the number and location of fire hydrants on the plan in their comment letter in July.

Ms. Minner mentioned that the dog park had been completed. She stated there were outstanding comments regarding stormwater but she had asked KCI if any of the remaining comments would affect the actual layout of the subdivision. Mr. Fruehstorfer stated the comments in their review letter will suffice to address the stormwater.

Mr. Ginder asked if there were any comments from Cecil Soil Conservation District. Mr. Mascari stated they review the stormwater plans and they received a letter asking for a correction prior to final stormwater submission. Mr. Wiseman mentioned some of the neighbors had concerns at past meetings and asked if they have spoken with the neighbors to address their concerns. Mr. Davitt stated they have spoken with the immediate neighbors.

Mr. Wiseman asked whether, once this section is done, if the macadam will be completed for the whole project. Mr. Davitt stated the macadam for all the other sections have been completed.

Mr. Mascari gave an update on the fire hydrants and noted that there were two additional fire hydrants that were added. He stated although they are not shown on the Final Subdivision plan they are on the construction plans.

Mr. Wiseman asked if anyone else had any comments at this time. Commissioner Broomell asked if the Homeowner's Association would be maintaining the neighborhood park. Mr. Davitt confirmed the HOA would maintain the neighborhood park. Mr. Wiseman asked if all the recreational equipment was approved by the Parks & Rec Department. Ms. Minner stated they provided spec sheets of the proposed park equipment and she stated the only comment the Town had was to make sure the 'fall' area around the proposed equipment is consistent with what the specs are for each specific piece of equipment.

Mr. Wiseman opened the floor to any audience comments. There was no one in attendance who had any comments regarding the project.

MOTION: Motion was made by Mr. Ginder to approve the Final Major Subdivision Plan for Summit at Walnut Hill, Section 2 contingent upon addressing all outstanding comments. The motion was seconded by Mr. Thompson with the remaining Commission members voting as follows: Mr. Muller – Aye; Mr. Manuel – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF BOHLER ENGINEERING REPRESENTING NEW POTATO CREEK HOLDING, LLC, CONCEPT SITE PLAN FOR TIDAL WAVE AUTO SPA, 901 EAST PULASKI HIGHWAY, TAX MAP 033C, PARCEL 2328 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Ms. Morgan O'Donnell of Bohler Engineering was in attendance to address this request. She stated Bohler is the Civil Engineer firm for the project. She shared her presentation by way of Zoom. She mentioned the site is located at 901 E. Pulaski Highway at the north east intersection of Pulaski Highway and Melbourne Boulevard and she noted that Cohen Furniture is currently located on the site.

Ms. O'Donnell stated there are two means of egress to and from the site, one off of Pulaski Highway, which is a right in and right out and one by way of Melbourne Boulevard which is a full movement access. The site is zoned C-2 (Highway Commercial) and the site has over the 40% impervious area since it will be a redevelopment project.

She noted the site contains no existing forest or wetlands. They would like to redevelop this site by demolishing the existing building and those impervious areas where they are proposing a Tidal Wave Car Wash.

Ms. O'Donnell stated Tidal Wave currently has a few locations in Pennsylvania and are moving down the east coast. The one being proposed in Elkton is one of their two different models which contains a one tunnel wash. She explained how vehicles accessing the car wash, from either entrance, would navigate to and through the car wash. She pointed out the areas with vacuum spaces.

She noted there will typically be three (3) employees on site at any time although the car wash is self-service. She mentioned that on the north side of the site there is a submerged gravel wetland which they are using to provide stormwater management with both quality and quantity to the current MDE as well as Cecil County regulations. She pointed out the striped area marking the loading zone.

Ms. O'Donnell stated they are not seeking any variances for setbacks and they also have the 24 parking spaces which meet the parking criteria for this use.

Mr. Wiseman asked her what the proposed hours for the car wash would be. She stated they typically follow normal business hours but is not open 24 hours a day.

Mr. Wiseman asked Ms. Minner whether a parking waiver is required for the two areas of twelve (12) vacuum parking spaces. Ms. Minner noted that with the landscaping between the drive aisle and the row across the eastern part of the site covered it provides shading which is the intent to break up the heat after effect. She noted that with car dealerships and car washes the last thing you want to do is have to pull up under trees to vacuum the vehicle after the wash. She said technically they are vacuum spaces as opposed to parking spaces.

Mr. Wiseman asked if they had any concerns addressing the comment letters they received. Ms. O'Donnell said the majority of the comments are attainable. She noted that one of KCI's comments will require additional detail which they will be providing as they progress through the approval stages. Mr. Wiseman asked what percent of the water is being recycled. She stated she wasn't sure of the exact percentage but they do have a recycling system.

Ms. Minner asked if they have provided a water & sewer capacity form. Ms. O'Donnell replied that they did supply that form. She stated that was completed in the initial investigation of the site and they received a response that there was adequate water and sewer to the site. They also completed a fire flow test which was also submitted and it showed there was enough fire flow for the system.

Mr. Manuel asked about signage for the site. Ms. O'Donnell stated they submitted signage requests to the Town and mentioned there would be no need for any variances for the signage they are proposing.

Mr. Thompson wondered why they would want to remove an existing building with a tenant rather than remove a building which is abandoned. He noted that their proposed location is on the same side of the road as every other car wash, which is about half a dozen. She stated she feels the owner likes the fact that this is a nice corner lot and works well with their visibility and aesthetic goals for their business.

Commissioner Broomell asked if they owned the property already. Ms. O'Donnell stated they do not. She asked if they had purchased the property. Ms. O'Donnell stated they did not own the property. Commissioner Broomell asked if the purchase was dependent on whether they are approved. Ms. O'Donnell stated she is not involved in that aspect of the project.

Mr. Muller stated he has concerns with the exit onto Pulaski Highway due to the congestion and how busy the highway is in that location. Ms. O'Donnell stated they will be doing a traffic impact study for the use and submitting that to the Town so any traffic concerns will be addressed throughout the development process.

Mr. Wiseman mentioned the number of signs currently at this location and said he couldn't believe that many would be allowed by code.

MOTION: Motion was made by Mr. Manuel to approve the Concept Site Plan for Tidal Wave Auto Spa contingent upon addressing all outstanding comments. The motion was seconded by Mr. Ginder with the remaining Commission members voting as follows: Mr. Thompson – Aye; Mr. Muller – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

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There being no further questions Mr. Wiseman called for any items of Old Business.

OLD BUSINESS: Ms. Minner stated they are staying extremely busy.

NEW BUSINESS: Ms. Minner stated it will be interesting to see what will be submitted for the September meeting.

Mr. Wiseman mentioned he expects to see plans for the PUD sometime in the near future. Ms. Minner stated we are seeing them move forward to submit plans. Mr. Wiseman asked if there would be a limit to the number of projects which can be submitted at one time due to the amount of time the Board needs to review each plan.

Discussion ensued regarding the length of meetings and Ms. Minner noted that at times the County meetings will run late into the evening. It was suggested that if the meeting runs to 10 or 11 o'clock that they can table the remainder of the items until the next meeting. Ms. Blackson advised that this would be an option.

Ms. Minner noted that different sections of the PUD are at Concept or Preliminary. She stated the Sports Park, the single family homes and the apartments are currently at Preliminary. There was discussion regarding Southfields Boulevard and how it impacts the other parts of the PUD. Mr. Fruehstorfer stated the road is laid out, it is simply a matter of addressing all the stormwater arranged.

Mr. Thompson asked about the other car washes that are being proposed. Ms. Minner stated that the Mod Wash and the Shiny Shell car washes are no longer moving forward.

Mr. Wiseman asked Mr. Davis, a member of the audience, if his father had the opportunity to speak to the Mayor & Commissioners at one of their meetings. Mr. Davis confirmed that he had attended one of the meetings to express his concerns.

Ms. Minner noted the 7-Eleven at Maloney Road is not going to build so they will not have a car wash. Sheetz came in but they are not going to have a car wash either. She stated Wash X is going across from Sheetz on Commerce Center Boulevard. And up the street where the Pizza Hut is located they were going to subdivide that property and Mod Wash was going to be located there but has since pulled out.

There being no additional items to discuss Mr. Wiseman stated the next meeting of the Planning Commission will be on Monday, September 11, 2023 and he adjourned the meeting at 7:10 P.M.

Respectfully submitted,

Brie Humphreys