

**TOWN OF ELKTON
PLANNING COMMISSION
SEPTEMBER 11, 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 August 7, 2023 meeting. Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Ginder to approve the minutes of the August 7, 2023 Planning Commission meeting as written. The motion was seconded by Mr. Manuel with the remaining Commission members voting as follows: Mr. Muller – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF FREDERICK WARD ASSOCIATES REPRESENTING WASH X, LLC, PRELIMINARY SITE PLAN, LOT 2, CAR WASH AND RESTAURANT, TAX MAP 033B, PARCEL 2462, LOT 2 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Tom Miner of Frederick Ward Associates was in attendance to address this request. He stated this is a continuation of the submission made for the Wash X and restaurant off of Commerce Center Drive on Route 40. He stated the plans haven't changed very much since the Concept submission. They have developed the stormwater plans for the reuse. He stated they have received comments from KCI and the Town.

He noted there was a change to the dumpster location so it can service both this lot and the lot for Apple Auto. He stated one of the comments stated there should be a dumpster for each lot but since the parcels are relatively small they prefer to have one dumpster. Ms. Minner stated having one dumpster is acceptable as long as it is large enough to service both sites. Mr. Miner stated it is a double dumpster and should be efficient for these uses.

Mr. Miner asked if a determination had been made regarding two uses at this location. Ms. Minner stated Mr. Bromwell, the Zoning Administrator, did not have any concerns with two uses on one site.

Mr. Miner stated their next submission will be Final and will go with the Trammel Crow final approval because Wash X's entrance will be contingent upon their approval. This is also true regarding the forest conservation approval. Ms. Minner explained that they will still need to request a formal variance for specimen tree removal which addresses each of the criteria as called out in the Zoning Ordinance. Discussion ensued noting that both lots will have to provide the specimen tree removal variance information.

Mr. Ginder asked if they were still requesting a design waiver from the parking requirements. Mr. Miner confirmed they are requesting that design waiver.

Mr. Wiseman asked for clarification regarding two uses on one lot with respect to the Zoning Administrator. Ms. Minner confirmed Mr. Bromwell had no issues with it. Mr. Wiseman asked if any change to a different car wash or restaurant would make any difference. Ms. Minner stated they are looking at placing a fast food restaurant. Mr. Miner stated they are not requesting approval for the restaurant at this time and once a restaurant user is determined they will come in to seek approval for that specific user.

Mr. Wiseman mentioned they would be requesting a design waiver for the number of parking spaces between landscape islands. Ms. Minner mentioned they have a bufferyard in front of the restaurant but don't have one in front of the car wash. Mr. Miner mentioned there is a sewer line, as well as underground tanks, in that location and they would rather not place trees over top the utilities. Mr. Minner stated it looks like they should be able to work around some the utility lines in order to place trees. She stated they don't have a great deal of landscaping to place

so they should be able to place the small understory trees and bushes in the areas adjacent to the sewer lines and the canopy trees in the section in front of the car wash.

Mr. Miner stated there was a comment about the location of fire hydrants. He stated they were within 300 feet of the hydrant on Commerce Center Drive. It was noted there are three hydrants on the lot. Mr. Miner pointed out where each one is located. Ms. Minner stated they did not see the fire hydrant icon on the plan and had a difficult time locating the hydrants with just the writing. Mr. Miner stated he would make the writing darker so it can more easily be seen.

Mr. Wiseman asked if any board members had any other questions or comments. There were no additional comments. Mr. Wiseman asked if anyone from the audience had any comments. There was no one to speak for or against this submittal.

There being no further questions Mr. Wiseman moved on to the next agenda item.

MOTION: Motion was made by Mr. Manuel to approve the Preliminary Site Plan for Wash X contingent upon addressing all outstanding comments, marking the fire hydrants on the plan so they can easily be located and submit a formal variance request for specimen tree removal. The motion was seconded by Mr. Ginder with the remaining Commission members voting as follows: Mr. Muller – Aye, Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF MORRIS & RITCHIE ASSOCIATES, INC. REPRESENTING SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT, LLC, EXTENSION OF PRELIMINARY MAJOR SUBDIVISION PLAN FOR SOUTHFIELDS, PARCEL C, TAX MAP 033G, PARCEL 79 AND ZONED PUD (PLANNED UNIT DEVELOPMENT)

Mr. Daniel Spiker of Morris & Ritchie Associates was in attendance to address this request. Mr. Spiker stated they are before the Board to request an extension of the Preliminary Major Subdivision Plan. He noted the plan has not changed since previously submitted in 2021. He stated they have made a lot of progress with the final engineering of Southfields Boulevard off of Route 213. The plans are to construct Southfields Boulevard first before work on the other parcels which are part of Southfields PUD. The infrastructure plans for final approval of the pump station and water tower. Their efforts had been focused on these items and are now turning their attention back to the residential part of the project, specifically Parcel C with 646 single family dwellings.

Mr. Spiker stated they have Town comments which need to be addressed as part of their resubmission of the Preliminary Plan. Ms. Minner stated since the original Preliminary Plan has been submitted there have been engineering plans submitted to move this along to the final phase with respect to water and sewer plan and storm drain plans. It was noted the forest conservation plans have been completed.

Mr. Wiseman stated there are multiple layers with the PUD. Ms. Minner stated the water tower is currently being built and the Well House is already constructed.

Mr. Wiseman asked if Mr. Muller, who was in attendance virtually, had any questions or comments. He did not. Mr. Wiseman asked if there was anyone else online or in the audience who had any questions or comments. There was no one to speak for or against this project.

Mr. Manuel asked Ms. Minner if there was an overall plan that shows the PUD on one sheet. Ms. Minner confirmed there is a plan and she will send the Commission members a copy.

MOTION: Motion was made by Mr. Muller to approve a one year extension of the Preliminary Major Subdivision Plan for Southfields Parcel C. The motion was seconded by Mr. Ginder with the remaining board members voting as follows: Mr. Manuel – Aye, Mr. Wiseman – Aye. The motion passed unanimously.

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

OLD BUSINESS: Ms. Minner stated they are staying extremely busy and mentioned there are already items submitted for the next meeting.

Mr. Manuel asked if there has been any activity on the Comprehensive Plan. Ms. Minner stated once she is able to do a few more plan reviews she will be able to focus on it.

Mr. Wiseman asked if there has been any movement on work on Muddy Lane. Ms. Minner stated they will start having Steering Committee meetings regarding Delancy Road, Muddy Lane & Belle Hill Road and then public meetings. She stated Wilmapco is the regional transportation and planning group who are coordinating the work and they hired the consultant, Wallace Montgomery, who is doing the plan. There will be meetings, traffic impact studies and they know there are projects in the wings (such as Red Hill apartments, Patriots Landing, the Ayar's property and Buddy's Ridge) that are waiting to see what happens with the traffic study. All these roads are difficult to deal with, they are narrow with no shoulders and there are high accident rates at certain points at Belle Hill and Elkton Road and at the underpass. Mr. Wiseman asked if we have a contact with the railroad. Ms. Minner stated they are recommending that someone from the railroad to attend the steering committee meetings to get their input. She mentioned that State Highway will be involved and since the roads are owned by either the Town or the County the committee will be a joint effort between them. Commissioner Broomell asked if State Highway will be involved beyond the planning stage. Ms. Minner stated the scope of work was to come up with alternatives, to select the best alternative and then to assist the Town and County with pursuing avenues for funding.

Ms. Minner stated they are also looking at multimodal aspects for the road. Not just vehicles but also bicycle and pedestrian safety.

Mr. Wiseman stated he noticed an office trailer down at the bottom of Delaware Avenue and asked if they were beginning some work in that area. Ms. Minner stated they are probably going to begin work on the pedestrian bridge to the park. Discussion ensued regarding recent incidents at the underpass on Muddy Lane and suggestions on placing something similar to the crash prevention devices used in Delaware at the underpass on Casho Mill Road.

There being no additional items to discuss Mr. Wiseman stated the next meeting of the Planning Commission will be on Monday, October 9, 2023 and he adjourned the meeting at 6:32 P.M.

Respectfully submitted,

Brie Humphreys