

**TOWN OF ELKTON
PLANNING COMMISSION
APRIL 7, 2014**

PRESENT: Asma Manejwala; G. Edward Ginder; David Fordyce; Rick Keane; Commissioner Mary Jo Jablonski; Cameron A. Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Assistant Planner

ABSENT: None

Ms. Manejwala called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Mr. Ginder to approve the minutes from the March 10, 2014 Planning Commission meeting. The motion was seconded by Mr. Keane and unanimously approved.

REQUEST OF FAIR HILL ENGINEERING REPRESENTING DAVPO, LLC & FAIR HILL BUILDERS, INC., OVERLOOK AT WALNUT HILL, EXTENSION OF REVISED PRELIMINARY MAJOR SUBDIVISION PLAT, TAX MAP 306, PARCELS 2143 & 2429, LOT F, ZONED R-2 & RO

Mr. John Mascari of Fair Hill Engineering was in attendance to present this request. He familiarized the new Board members with the location of the subdivision. The Overlook will contain ten (10) lots consisting of single family detached homes. Overlook will provide a stand-alone road but will share certain open space amenities with the Walnut Hill Subdivision.

He is requesting a two year extension which previously had been granted May 7, 2012, July 12, 2010 and the first revised preliminary was approved on August 11, 2008. There will be two areas for stormwater management within the subdivision.

He mentioned that the reason for the delay in submitting the Final Plan is due to the current financial atmosphere. He noted that engineering plans for the roads, stormwater management, water and sewer utilities and the State Highway entrance. In the KCI letter from March 26, 2014 Item 3c addresses the change in the stormwater management regulations. Unfortunately he was unable to meet the deadline to redesign the subdivision according to the new regulations. He felt the new regulations are not that much different with respect to this project. He noted there is a good bit of green space included with the project. He stated that once they are able to move forward with the subdivision that he does not see any issues addressing the comments received.

Ms. Manejwala asked if any improvements have been made to the property to this point. Mr. Mascari responded that he had begun investigation of the soils but that has not been completed as yet.

Ms. Manejwala voiced her concern that there are a number of outstanding comments which have not been addressed from 2008, 2010 and 2012. Ms. Thomas stated that one of the reasons the project does not move forward because revisions are expensive and if engineering changes take place in the meantime they would not be grandfathered. Mr. Mascari stated he had not received the comments from Ms. Minner dated April 4, 2014. Ms. Thomas stated she would look into the reason why the comments were never received. Mr. Mascari explained that the majority of the comments will only be shown on the final site plan.

Ms. Manejwala pointed out the fact that the tennis courts have still not been installed and questioned the placement of street trees along Route 213. She also mentioned, a fact that Mr. Mascari pointed out earlier, that the administrative stormwater waiver had lapsed and therefore they would need to use the new stormwater regulations in this subdivision.

Mr. Mascari stated that the developer has approached Parks & Recreation concerning the tennis courts. The HOA initially proposed tennis courts and then had concerns about tennis courts and therefore the developer and HOA will determine what they would like to have placed and then Parks & Recreation will review it and resolve whether or not the suggestion will be sufficient.

Mr. Ginder voiced his concern that other developments have left things undone and the HOA had to sue the developer in order to have the amenities placed. He inquired whether a qualifier could be placed on the motion in order to resolve that issue. Mr. Mascari pointed out they are still in the preliminary phase of the approval process and these issues will be resolved prior to approval of the final submission.

Discussion ensued regarding the comments which have not been addressed. Ms. Manejwala asked Mr. Mascari if he was aware of any comments in any of the letters which he felt could not be addressed. Ms. Thomas provided Mr. Mascari with a copy of the April 4, 2014 letter. He responded to a few of the comments specifically that the jurisdictional determination had been forwarded to the Town, as well as comments #6, 8, 9, 10 & 11. Mr. Mascari stated that he did not see any issues with any of the comments being addressed. Mr. Mascari addressed open space and playground areas. He pointed out there is a significant amount of wooded open space containing walking trails. He mentioned that Aspen Property Management has taken over recently and is assisting the HOA with maintaining the open space properties. Discussion continued between Mr. Mascari and the Board regarding open space and amenities. Discussion of stormwater management practices with respect to the new regulations ensued.

Mr. Keane inquired whether the lot size in this part of the subdivision is comparable to the single family detached lots in the rest of the subdivision. Ms. Mascari stated that they are comparable.

Ms. Manejwala entertained additional questions from the Board. There were none.

Ms. Manejwala entertained questions from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to approve a two year extension of the Revised Preliminary Major Subdivision Plat for Overlook at Walnut Hill. The motion was seconded by Mr. Fordyce and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Ms. Thomas noted that interviews are being done this week for the open positions on the Planning Commission.

The next meeting of the Planning Commission is scheduled for May 12, 2014.

There being no additional business to discuss Ms. Manejwala adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Brenda Humphreys