

**TOWN OF ELKTON  
PLANNING COMMISSION  
JUNE 9, 2014**

**PRESENT:** G. Edward Ginder; David Fordyce; Rick Keane; Keith Thompson; Steve Leonard; Cameron Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Assistant Planner

**ABSENT:** Asma Manejwala; Commissioner Mary Jo Jablonski

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

**ACTION:** Motion was made by Mr. Thompson to approve the minutes from the May 12, 2014 Planning Commission meeting. The motion was seconded by Mr. Keane and unanimously approved.

**REQUEST OF MCCRONE, INC. REPRESENTING RAMSEY FORD, FINAL ADD-ON  
SUBDIVISION & FINAL MAJOR SITE PLAN, 503 EAST PULASKI HIGHWAY, TAX MAP 315,  
PARCELS 2042, 2043, PART OF PARCEL 2051 (LOT 58), ZONED C-2**

In attendance to present this submittal were Mr. David Strouss of McCrone, Inc., Mr. Scott Carver of IMark Builders, Inc. and Mr. Stephen Ramsey of Ramsey Ford. Included in this presentation will be the Final Add-On Subdivision and the Final Major Site Plan.

Mr. Strouss noted the add-on subdivision includes three (3) parcels and paper streets. He pointed out that the property line for 503 E. Pulaski Highway goes to the center line of the Washington Avenue paper street and the other half of the paper street will go to Mr. Charles Breza, Jr. of the Sutton Motel. On the east side of the property the Lincoln Avenue paper street would become the property of 503 East Pulaski, LLC. He mentioned the Town had asked that the legal ownership of the paper streets be determined and was provided by Mr. Dwight Thomey.

Mr. Ginder entertained questions from the Board concerning the add-on subdivision. Mr. Keane asked about the outcome of Mr. Thomey's investigation. Mr. Strouss responded that when there is a paper right-of-way the property falls to the adjoining property owners.

Mr. Ginder entertained questions or comments from the audience regarding the add-on subdivision. Mr. & Mrs. Lofthouse of 104 Roosevelt Boulevard came forward. Mrs. Lofthouse inquired whether there would be an actual right-of-way where the paper street to the residential property was located. Mr. Strouss responded that there would be no connection to the residential subdivision from either paper street. Ms. Minner interjected that with the add-on subdivision that the right-of-way would actually be abolished. Mr. Lofthouse inquired about whether a fence would be placed between the residential properties and Ramsey Ford's property. Mr. Ginder stated that the fencing would be discussed during the Final Site Plan part of the presentation.

Mr. Strouss moved on to the Final Major Site Plan discussion. He pointed out that they received Preliminary Plan approval in December of 2013 contingent upon mainly landscaping issues. He stated they have addressed the landscaping comments with the current submittal. He noted they would be retaining the existing vegetation at the rear property line and have itemized the existing trees and added evergreens at the east rear corner of the lot. The required landscaping is 235 plants and with the existing plantings they will have a total of 294. He mentioned the landscape design waivers which were approved at the previous meeting. He said fencing will be placed along with supplemented evergreens along the Phenneger property line. He pointed out where the additional landscaping would be placed which replaces the required landscape islands in accordance with the approved design waiver.

Mr. Keane complimented Mr. Strouss on the updated landscaping plan. He asked if the 10,000 sf of landscaping was accurate since only 3,200 sf was required. Mr. Keane inquired whether the residents attending the meeting could review the new landscaping plan. Ms. Minner recommended placement of a solid vinyl fence rather than chain link fencing with slats in order for it to endure over time. Mr. Strouss confirmed it would be opaque vinyl fence but they had not determined whether the color would be off white or white.

Mr. Ginder questioned the comments remaining from the State Highway Administration review. He asked if SHA comments needed to be addressed prior to permits being issued or work commencing. Ms. Minner confirmed his premise. Ms. Thomas asked Mr. Strouss where they were in the process with State Highway. Mr. Strouss stated they have been in discussion with State Highway for some time and are in the final states of approvals. He feels they should have their permits within 30 to 45 days.

Mr. Keane questioned a few specific comments and it was determined that these comments had been addressed. Mr. Thompson asked if the building located at the east of the property would remain. Mr. Carver informed him that the building would be renovated as a quick oil change. It would be given a new façade that will complement the other newly renovated buildings. It will also be given some minor interior renovations.

Mr. Ginder asked whether use of the older buildings would affect any State Highway ingress/egress issues. Ms. Minner stated they would need to contact State Highway concerning that use.

Mr. Ginder entertained questions from the audience.

Mrs. Lofthouse inquired about the timeframe for placement of the fence. Mr. Ramsey stated it would be placed as soon as they received all the approvals. Mr. Lofthouse asked if the fence could be raised approximately six (6) inches due to the issues with flooding along the rear property line. There was discussion regarding the height of the fence and the trash and debris in the swale. Mr. Ramsey stated they would like to place the biggest fence they can get to provide privacy for properties on both sides. Mr. Strouss pointed out that the trash can be removed but they are prohibited from mucking out the area.

**MOTION: Motion was made by Mr. Keane to approve the Add-On Subdivision for 503 E. Pulaski Highway. The motion was seconded by Mr. Leonard and unanimously approved.**

**MOTION: Motion was made by Mr. Thompson to approve the Final Major Site Plan for 503 E. Pulaski Highway, LLC contingent upon addressing all outstanding comments specifically those from the State Highway Administration regarding ingress and egress, placement of an eight (8) foot solid vinyl fence as discussed with the finished side facing the residential properties and a clearance of at least six (6) inches at the bottom for flooding issues as well as approval of landscaping as shown. The motion was seconded by Mr. Leonard and unanimously approved.**

**OLD BUSINESS:** Ms. Minner informed the Board she and Ms. Thomas would be attending a meeting regarding the PUD language. She stated she needed to ask the Mayor & Commissioners what their feelings are regarding how to proceed with the proposed language.

**NEW BUSINESS:** Discussion regarding trash/grass pickup at Park Circle and Patriots Glen. Ms. Minner stated she had contacted DPW and would follow up with the Director regarding these issues. Meadow Park cleanup was also mentioned.

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The intersection of Route 40 and Delaware Avenue was addressed and Mr. Keane stated he was told by the Town Administrator last year and was referred to State Highway to address this issue since it was their property.

Mr. Thompson questioned whether fencing should be placed at 400 N. Bridge Street and Ramsey Ford during the demolition process. Ms. Minner said she would address this with Mr. Bromwell.

There was discussion of the RMR building and the weed overgrowth and the general look of the area.

The next meeting of the Planning Commission is scheduled for July 7, 2014.

There being no additional business to discuss Mr. Ginder adjourned the meeting at 7:46 p.m.

Respectfully submitted,

Brenda Humphreys