

**TOWN OF ELKTON
PLANNING COMMISSION
AUGUST 11, 2014**

PRESENT: Asma Manejwala, G. Edward Ginder; David Fordyce; Rick Keane; Keith Thompson; Steve Leonard; Commissioner Mary Jo Jablonski; Cameron Brown, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: None

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

ACTION: Motion was made by Mr. Thompson to approve the minutes from the June 9, 2014 Planning Commission meeting. The motion was seconded by Mr. Ginder and unanimously approved.

Mr. Keith Thompson requested to be recused from the discussion and vote regarding the Elkton Memorial Post #8175.

REQUEST OF CARPENTER ENGINEERING, LLC REPRESENTING ELKTON MEMORIAL POST #8175, MINOR SITE PLAN, 140 MAFFITT STREET, TAX MAP 310, PARCELS 416 & 419, ZONED TC (TOWN CENTER)

Mr. Charlie McCoy, VFW Post Commander and Mr. Ronnie Carpenter of Carpenter Engineering were in attendance to address this submittal.

Ms. Minner stated that the Town received revised plans that address a number of the previous comments and a copy has been provided to the Board as an addition to the submittal for this meeting.

It was noted that the project will not disturb more than 5,000 square feet of area and parking is already provided at this location.

Mr. McCoy stated that the project will be a thrift store supported by the Paralyzed Veterans of American and will raise funds that are used to support different charities.

Mr. Carpenter pointed out that there had been a home on the property in the past, that there will be shared parking between the thrift store and the existing VFW location.

Due to the fact that they are not disturbing more than 5,000 square feet of area, neither stormwater management nor sediment and erosion control would be required and Mr. Carpenter mentioned that nevertheless they plan to provide some sediment and erosion control for the site. He stated that this is noted on the plan. He informed the Board that 81 parking spaces are required and that 82 are being provided.

Ms. Manejwala asked where ingress and egress would be provided. Mr. McCoy answered that they would both be provided off of High Street. She asked if that would be the only entrance and exit for the property. Ms. Minner noted that the property can be accessed through the alley but that

the events at the two locations would be at different times. It was pointed out that both parcels are owned by the VFW.

Mr. Carpenter noted that the thrift store would only require 18 parking spaces. Mr. McCoy stated that the main use for the VFW building is the canteen and it is also used for funerals upon request so the parking should not be an issue.

Mr. Manejwala inquired about the location of a dumpster at the thrift store. Mr. McCoy stated a dumpster is already on the VFW property but would be moved to accommodate both uses. He mentioned that the existing garage would be removed and the dumpster would be located in that area. Mr. Ginder questioned the distance to a neighboring property. Mr. Carpenter stated that it is approximately fifteen (15) feet.

Mr. Ginder asked who will staff the thrift store. Mr. McCoy explained that volunteers from W. L. Gore will be manning the thrift store and commended them for all their work with the VFW. He mentioned that there are two (2) paid employees as well. Mr. Ginder questioned if the new building would be ADA compliant. Mr. McCoy stated that it will be ADA accessible. There was discussion about whether enough parking would be provided. Mr. McCoy indicated that there is a parking agreement between the VFW and Mr. Williams for use of their parking also. Mr. Ginder inquired about a buffer between this property and the neighboring property owned by Mr. Hammond. Mr. McCoy stated that Mr. Hammond did not believe a buffer would be necessary.

Discussion ensued regarding the construction materials for the building. Mr. McCoy stated the picture provided is an exact representation of what the building will look like when completed.

There was discussion about the entrance to the building and the direction it will face. Mr. McCoy stated that it will face north. He added that they are still awaiting comments from the Fire Marshal and would place sidewalk and an additional entrance if necessary.

Ms. Manejwala asked if they received the August 11, 2014 comments from KCI. Mr. Carpenter stated they did receive the comments and did not see any issues in addressing any of them. Mr. Keane questioned one of KCI's comments with respect to the fact the building is facing the parking lot rather than Maffitt Street. Ms. Minner stated that it would be the TC (Town Center) zone preference to face Maffitt Street but it makes more sense for the building to face the parking area for access.

Mr. Keane asked if the back of the building was solid. Mr. McCoy confirmed that there would be no windows or doors on the back side of the building.

Ms. Manejwala inquired if there would be any signage placed at the property. Mr. McCoy stated there would be one sign on the front of the building. It was determined a permit would be required for any signage placed at the property.

There was discussion regarding the reasoning behind presenting the project as a Minor Site Plan. Ms. Minner noted that for a number of reasons which included the limited area of disturbance, the fact that it is a lot of record, it is part of the existing VFW and it is a relatively small building that

she determined it did not require the level of scrutiny that other projects might require. After continued discussion it was decided that a motion would be made to address this issue. There being no further comments Ms. Manejwala called for any comment or questions from the audience. There were none.

MOTION: Motion was made by Mr. Ginder to address this submittal as a Minor Site plan rather than a Major Site Plan. The motion was seconded by Mr. Fordyce and unanimously approved.

MOTION: Motion was made by Mr. Fordyce to approve the Minor Site Plan for Elkton Memorial Post #8175 contingent upon addressing all outstanding comments and allowing for a waiver for Bufferyard B as discussed. The motion was seconded by Mr. Keane and unanimously approved.

Mr. Ginder commended Mr. McCoy on the work being done by the VFW within the community. Mr. McCoy noted that they have put almost \$2,000,000 back into the community through raised funds, etc.

OLD BUSINESS: There was discussion regarding the Wawa project and Ms. Minner stated she believed they would possibly be at the next meeting. Mr. Ginder addressed the issue of stormwater runoff issues between the North Street Senior project and Crouse Brothers and whether this had been reviewed and addressed. Ms. Minner noted that that due to a rain event during construction, prior to any stormwater infrastructure being in place, that there may have been some runoff toward Crouse Brothers. She clarified that once the stormwater infrastructure is in place that the Town would address any future stormwater issues after construction is completed.

Ms. Manejwala asked for an update on the PUD language for the Zoning Ordinance. Ms. Minner stated she will be completing the review shortly and will then bring it before the Board.

NEW BUSINESS: Ms. Manejwala welcomed Mr. Steve Leonard to the Board.

There being no additional items for discussion, Ms. Manejwala adjourned the meeting at 7:19 p.m.