

**TOWN OF ELKTON
PLANNING COMMISSION
SEPTEMBER 15, 2015**

PRESENT: David Wiseman; G. Edward Ginder; Rick Keane; Keith Thompson; David Fordyce; Commissioner Mary Jo Jablonski; Cameron Brown, Esquire; Theresa C. Thomas, Assistant Planner

ABSENT: Jeanne D. Minner, Director of Planning; Steve Leonard

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

ACTION: A motion was made by Mr. Ginder to approve the minutes from the August 10, 2015 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

CASE # 1483 – REQUEST OF ALWAYS THERE ADULT DAY SERVICES, 677 E. PULASKI HIGHWAY FOR A SPECIAL EXCEPTION TO PLACE AN ADULT DAYCARE FACILITY IN THE C-2 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT 300 E. PULASKI HIGHWAY, ELKTON, MARYLAND 21921, TAX MAP 315, PARCEL 2377, ZONED C-2

Ms. Shirley Bishop, Administrator of Always There Adult Day Services was in attendance to address this request. She stated they are requesting a special exception in order to move from their current facility at 677 E. Pulaski Highway to 300 E. Pulaski Highway. The new location will meet or exceed the requirements of the Town Zoning Ordinance for this use. She noted that due to the number of patients they are currently serving and the fact that they have a waiting list they wish to move to a larger facility in order to accommodate up to 100 patients and will be able to provide additional medical care that they are not able to do at their current location. She informed the Board the newer location would allow them to take more severe medically challenged participants due to the proximity to primary care providers at Alpha Health and who will be on hand for any medical emergencies. She noted the pharmacy located in the facility will add convenience for the day care as well as family members of participants.

She gave an overview of the services they provide at their current location, which include skilled services, case management and help with activities of daily living such as bathing, dressing, fixing meals and taking medications. It will provide interaction for participants and will give care givers a respite.

Their goal is to provide for 100 participants when they move from 677 E. Pulaski Highway to this new location. Mr. Wiseman asked if they are currently licensed and if they have patient to staff ratios required for this program. Ms. Bishop confirmed there is a formula they must abide by according to State requirements.

They will provide transportation to the patients to and from the facility during the facility hours from 7:30 a.m. to 4:30 p.m.

She noted they currently have 30 patients who are interested in coming to their current facility but the cost is too much (\$79/day with one meal) for many families and therefore they have applied to Medicaid ID so that patients will be able to use their Medicare.

Staff includes a registered nurse, social worker, two assistants, receptionist, driver and cook and will add additional staff as they grow. Ms. Bishop confirmed that they will be moving from their current location rather than open a second location.

MOTION: Motion was made by Mr. Ginder to approve the special exception for Always There Adult Day Care contingent upon addressing all outstanding comments. The motion was seconded by Mr. Fordyce and unanimously approved.

MCCRONE ENGINEERING REPRESENTING RAMSEY QUICK LANE & USED CARS, PRELIMINARY PLAN, 601 E. PULASKI HIGHWAY, ELKTON, MARYLAND 21921, TAX MAP 315, PARCELS 2057 & 2058, LOTS 9, 10, 11, 12 & 13, ZONED C-2

Mr. David Strauss of McCrone and Mr. Mark Gorrera of I-Mark Builders were in attendance to address this request. Mr. Strauss stated they have received comments from the Town and KCI and have no issues addressing their comments. He noted that they had designed a submerged gravel wetland and after soil tests determined it was infiltratable. Comments from KCI were addressed regarding this concern by placing two microbioretention facilities and directing downspouts from the building into an underground storm chamber.

Mr. Strauss gave an overview of the landscaping waivers previously requested. These requests were for visibility and to limit the impact of the trees on the vehicles. He noted that the plants removed by the waivers have been incorporated into other areas on the property.

Mr. Ginder inquired about any comments from Singerly Fire Company. Mr. Strauss stated they have not received any comments at this time.

Mr. Wiseman inquired about previous concerns for underground storage tanks which might cause contamination. They have done Phase 1 and Phase 2 studies on the site which incorporated ground penetrating radar as well as soil borings. The Phase 2 report came up clean. Two areas where the radar showed an anomaly were checked out and there were no underground tanks in the area. MDE asked for the records to be provided to them. Upon review of the reports, MDE had no concerns for the site but requested that reasonable care be taken if underground tanks were found during development of the site. If anything is found during development it would need to be reported to MDE. The former oil tank area with a containment dike will be cleaned up as well.

Mr. Wiseman inquired if Mr. Coffey was satisfied. Mr. Coffey stated he has been in contact with MDE regarding his concerns. Mr. Strauss said they would keep the dust from the site down using approved methods.

Mr. Strauss stated they have received the first round of comments from State Highway and they have been addressed. He anticipates the next review letter will come within the next two weeks.

There was a question regarding landscape calculations. Ms. Thomas stated that they are agreeable with the landscape plans submitted.

MOTION: Motion was made by Mr. Thompson to approve the Preliminary Plan for Ramsey Ford contingent upon addressing all outstanding comments. The motion was seconded by Mr. Keane and unanimously approved.

MCCRONE ENGINEERING REPRESENTING GILPIN MANOR ELEMENTARY SCHOOL, CONCEPT PLAN, 203 NEWARK AVENUE, ELKTON, MARYLAND 21921, TAX MAP 306, PARCEL 1723, ZONED R-2

Mr. Dan Speakman of McCrone, Inc., Dr. Richard Moretti and Pamela Babuca of Studio Jaed and Chuck Simpers of Cecil County Public Schools were in attendance to address this request. Mr. Speakman stated they are requesting permission to construction a new 65,749 sf school building for Gilpin Manor Elementary. They anticipate beginning construction in 2016 and having the construction of the school completed by 2018. They stated the old building will be demolished upon completion of the new building.

A video presentation was provided by Studio Jaed showing the concept for the new school campus. There are currently 420 students and this new building will provide for approximately 556 students. Ms. Babuca presented the floor plans and an aerial view of the campus as a whole. She noted there will be a connection from the Library to Gilpin Manor to Elkton Middle School. Discussion ensued regarding energy efficiency throughout the building. Ms. Babuca stated that there are State requirements for energy efficiency which must be met and those have been incorporated into the planning of the building.

There was discussion regarding buffering between the school property and the residential properties at the south property line. Mr. Speakman stated there will be a good bit of landscaping and fencing as well.

A question arose regarding why the Public Library spaces are incorporated into this design. Mr. Speakman stated that since these are all County properties and the county is funding part of the project they made their funding contingent upon the parking.

Questions regarding solar panels were raised and whether the roof would handle the extra weight if solar panels were placed in the future. Mr. Moretti noted that HVAC rooftop units would need to be taken into consideration. They have made an initial structural design at this point but will check with structural engineers for feasibility of solar panels.

Discussion regarding play areas and athletic fields ensued. Mr. Simpers of CCPS informed the Board that the baseball field would be moved back over to the high school. Additionally they will sod over the track area and it will remain for the use of this campus. Questions about the playground equipment and whether any of it would remain were posed. Ms. Babuca stated this had not come up in conversation as yet but felt it would be a good idea and they will discuss it with the district.

Mr. Wiseman entertained questions from the audience.

Ms. Ann Magaw voiced her concerns regarding the height of the proposed building and how that will affect the water runoff toward the residential properties to the south. Mr. Speakman stated that the water would be diverted to the existing storm drain through best management practices. Microbioretenion

practices will be used in order to accomplish this and will allow more water to be displaced into the existing storm drain which will improve the 'wet' area on the property near the residential properties.

Ms. Magaw pointed out the number of holes in the area of the storm drain and questioned how that will be addressed. Mr. Speakman stated they will be doing landscaping in the area and they should be addressed at that time. The location of the easements and fence near the residential properties were discussed. Mr. Speakman noted that that information will be determined once State Highway makes a decision regarding easements at the front of the property along Route 279.

Ms. Magaw asked how the students would move from the school to the playground. Mr. Speakman pointed out how the students would access the playground and Mr. Simpers added that no children would be crossing the parking areas to access the playground.

Mr. Magaw asked if there were plans to control any dust that would be caused by the construction process. Mr. Speakman stated dust control is part of the Erosion and sediment plans and adequate measures would be made to control the dust being produced.

Mr. Ginder pointed out the Town has a noise ordinance with respect to construction. Mr. Keane inquired about when the old school would be demolished. Mr. Simpers stated that their plan is to demolish the old school prior to opening the new school. There were questions regarding asbestos within the old building.

Jason Zinsjzer inquired whether they plan to buy out any of the residential properties adjoining the site. Mr. Simpers stated they have no plans to do so.

MOTION: Motion was made by Mr. Ginder to approve the Concept Plan for Gilpin Manor Elementary School contingent upon addressing all outstanding comments. The motion was seconded by Mr. Keane and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: The next meeting of the Planning Commission will be Monday, October 12, 2015.

There being no further business to discuss Mr. Wiseman adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Brie Humphreys