

**TOWN OF ELKTON
PLANNING COMMISSION
APRIL 9, 2018**

PRESENT: David Wiseman; G. Edward Ginder; David Fordyce; Rick Keane; Keith Thompson; William Muller; Lisa M. Hamilton Blackson, Esquire; Mayor Alt, Ex-Officio Member; Jeanne D. Minner, Director of Planning, Theresa Thomas, Assistant Planner

ABSENT: None

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

ACTION: A motion was made by Mr. Muller to approve the minutes from the February 12, 2018 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

**REQUEST OF SHAWN TENNITY OF APD ENGINEERING & ARCHITECTURE
REPRESENTING ALDI INC. FOR FINAL MINOR SITE PLAN, 98 CHESAPEAKE
BOULEVARD, TAX MAP 316, PARCEL 2441, LOTS A-1 & A-2 AND ZONED C-2 (HIGHWAY
COMMERCIAL)**

Mr. Shawn Tennity of APD Engineering & Architecture was in attendance to represent Aldi, Inc. He reminded the Board that the existing building is 17,854 square feet and they will be making an expansion off the rear of the building of approximately 2,731 square feet for a total of 21,585 square feet. Also they will provide additional parking on the out parcel to the east of the building. He presented renderings of the final appearance of the building including the canopy and tower additions. He noted that it was necessary to move one of the gas heating units to the south end of the building.

Mr. Tennity stated he had received comments from KCI and the Town as well as DPW and they have all been addressed except for DPW which was just received.

Mr. Wiseman inquired whether there were any other comments which needed to be added to the plan. Mr. Tennity said he had a few issues which he addressed with Ms. Minner and has no concerns with the remaining comments. Ms. Minner stated she has no concerns with how any of the comments have been addressed.

Mr. Wiseman entertained questions or comments from the Board.

Mr. Ginder inquired about the width of the throughway between the parking spaces on each side of the parking lot and whether 24' feet is adequate. Mr. Tennity noted that it is the minimum requirement in the Town regulations.

Mr. Wiseman inquired about signage for the building. Mr. Tennity noted they received a variance for the additional sign.

Mr. Fordyce questioned whether the store would remain open during construction. Mr. Tennity stated the store will remain open during the majority of the construction but will close for a short time for specific work to be accomplished. He also noted that the roads into the site would not be closed so as to avoid any disturbance in traffic flow. He mentioned that work will need to be done on the landscaping and striping of the road. Mr. Ginder questioned whether directional signs would be needed at the new entrance. Ms. Minner stated she felt it would be obvious that access to APG is not available through the Aldi lot but if issues arise then the Town may ask for signage to be placed. Mr. Tennity stated if any issues arise he will address Aldi regarding placement of directional signage.

Mr. Wiseman entertained questions or comments from the audience. Ms. Katie Tabeling of the Cecil Whig asked the reason for the expansion of the Aldi. Mr. Tennity stated it was mainly to increase their product line so that people would have more items to choose from as well as room for storage of those items. She asked what the timeline for construction might be. Mr. Tennity stated he did not have that particular information. He added that it would depend upon when the plans are approved.

MOTION: Motion was made by Mr. Thompson to approve the Final Minor Site Plan for Aldi, Inc. contingent upon addressing all outstanding comments. The motion was seconded by Mr. Ginder and unanimously approved.

OLD BUSINESS: Mr. Ginder encouraged the other Board members to do the questionnaire and online survey which was presented at the State Planning meeting which he and Ms. Minner attended at the County Building.

Mr. Wiseman questioned whether the area cleaned out at Marina Park counts toward the open space total for the Town. Ms. Minner noted that open space is based on raw acreage and that the flood plain tends to limit the use of the open space. Mr. Ginder commended Ms. Minner in the way she represented the Town.

Ms. Minner asked for a consensus of the Board regarding the May meeting. Since we currently have no items which have been submitted for that meeting and the Town election is the day after she wondered if the Board would be OK with cancelling the meeting in order to allow access to the room to get set up for the election. The Board members had no issues with cancelling the meeting for May.

NEW BUSINESS: Mr. Fordyce addressed the house on Osage Street which needs repairs done and where two of the windows were blown out recently. Discussion ensued regarding condemnation of properties which are in disrepair. Ms. Minner stated that her understanding is that as long as the buildings are secure so that people cannot get in and out she is not sure the Town can do anything more than that. The property on Hollingsworth Street which was damaged by fire was also mentioned. Mr. Keane and Mr. Thompson mentioned the holes in the roof and the fact that the basement is likely full of water.

Mayor Alt noted that a list of properties which are in disrepair/abandoned has been made and the Town has requested counsel to review it. He noted they sometimes run into difficulty locating the owner of the property or the properties are owned by banks. He noted that the Town will be moving to acquire these types of homes when they come up for tax sale in order to have them demolished.

It was noted that the owners of these properties are sent letters addressing the issues and the grass is cut by DPW. Unfortunately some of the owners apparently find having the Town cut the yards as opposed to hiring someone to cut them on a weekly basis is beneficial to them.

There being no further discussion, Mr. Wiseman adjourned the meeting 7:19 p.m.

Respectfully submitted,

Brenda Humphreys