

**TOWN OF ELKTON
PLANNING COMMISSION
JUNE 10, 2019
MINUTES**

Present: G. Edward Ginder; Keith Thompson; Rick Keane; Art Blount; David Beste, Esquire; Jeanne Minner, Director of Planning

Absent: Dave Wiseman; William Muller

MOTION: A motion was made by Mr. Keane to approve the minutes of the May 6, 2019 Planning Commission meeting as written. The motion was seconded by Mr. Thompson and unanimously approved.

MCCRONE, INC. REPRESENTING SCHWAB, LLC III, PRELIMINARY SITE PLAN, 655 NORTH BRIDGE STREET, TAX MAP 310, PARCEL 1698 AND ZONED C-2 (HIGHWAY COMMERCIAL)

In attendance to address this request were David Strouss of McCrone, Inc., Eric Schwab of Schwab, LLC, III and Ashley Weinman of PennTex Ventures, LLC. Mr. Strouss stated this project received concept approval in November of last year. In January they had submitted for Preliminary and found they were unable to come before the Commission until the Traffic Impact Study was completed and submitted. He further explained that the Traffic Impact Study was completed and found the roads and intersection perform at a level of service D or better which is satisfactory. KCI has reviewed their letter and are generally in agreement with the findings other than some clarification issues. State Highway Administration (SHA) has not completed their review as of today. They received review comments from SHA on the entrance and Bridge Street improvements. They have addressed SHA comments.

Mr. Keane requested additional information regarding SHA comments on the traffic study. Mr. Strouss stated they addressed sidewalks along Route 213 must maintain ADA compliance. SHA asked for pavement markings/stop bars at all proposed intersections. They reviewed the highway hydraulics and stormwater plan and had some questions about the stormwater facilities. They also requested extension of the storm drain system and requested that the culvert pipe be extended at the ditch by the liquor store. Mr. Strouss note that the submitted plan addresses all the comments by SHA.

State Highway requested a traffic impact study, which has been completed but they do not have the comments from them as of this date. Ms. Minner asked for a copy of the State Highway letter for the Town file.

Discussion ensued regarding whether the Town can question the results of the traffic impact study. Members of the Commission who live in that area feel that the traffic is already at a dangerous situation especially in the late afternoon. Mr. Schwab pointed out that Route 213 is already a failed road at Level D but the determination of the traffic impact study looked at the typical times for traffic into the project and determined it did not exacerbate the current traffic issues.

Ms. Minner asked Mr. Strouss if they had received comments on the Traffic Impact Study from State Highway. Mr. Strouss stated they had not. Ms. Minner explained SHA comments could possibly address their concerns. Mr. Strouss noted they still have to submit for Final Plan approval.

Mr. Blount questioned whether the Dollar General on Route 40 would remain open or if this proposed location would replace it. Ms. Weinman confirmed that the Route 40 store would remain open. It was suggested that each store would pull clients from different areas of the Town.

Mr. Ginder made reference to the requirements put in place by Maryland Department of the Environment regarding any soil disturbance below one (1) foot required MDE inspectors to oversee work. Mr. Schwab confirmed he was fully aware of the requirements and would be in compliance during the construction process.

Mr. Strouss took the time to go over each of the six (6) design waivers which are included in the Preliminary Plan notes (32a – 32f).

Mr. Strouss stated they are proposing 7” asphalt curbing at the Dollar General site which is a Maryland State Highway standard. Ms. Minner questioned whether they had reviewed the Town Design Standards. He said that since this is a private site it would not require DPW specs which are required for roads. Mr. DeLorimier replied that they would prefer a concrete curb simply because it will last longer. Mr. Strouss stated they would discuss this point further.

Ms. Minner questioned the thirty (30) foot Bufferyard ‘C’ and wondered whether they actually have that width in the bufferyard area. Mr. Strouss responded that the thirty (30) feet is from the property line to the building itself and will include grass, trees and sidewalk. It was determined that soil would be used on top of the retaining wall in order to place shrubbery and other plantings. This area would be at least 18” of soil for the plantings. Twenty (20) feet of the bufferyard is on top of the retaining wall. After some discussion Mr. Strouss confirmed he would go over the plantings in detail with Ms. Minner.

There was discussion regarding the light and heavy duty paving in drive aisles. Mr. Strouss stated they upgraded the drive aisles for trucks based on the Geotech’s recommendation.

Ms. Minner pointed out that any signage would have to go before the Building Department and would not be approved as part of the site plan.

There was discussion regarding what the surface would be behind the storage units. Mr. Strouss stated it would be grass. He stated the impervious surface of the project will go from 89% to approximately 50%.

Mr. Keane asked about KCI’s comment regarding fencing along the retaining wall. Mr. DeLorimier suggested split rail or some other type of fencing be placed in order to deter people from walking, skateboard, etc. near the retaining wall for safety issues. Discussion ensued. Mr. Strouss said he will propose a detail on the fence.

Mr. Ginder asked for any additional concerns from Ms. Minner and Mr. Strouss. There were none. He entertained additional comments or questions from the Commission. There were none. He entertained comments or questions from the audience. There were no questions.

Discussion ensued regarding sidewalks along Bridge Street.

It was noted that Phase 1 will be the Dollar General and Phase 2 will be the Mini Warehouses. Some of the warehouses will be climate controlled which will be determined by demand. Mr. Schwab said that in some of his other units they are actually retrofitting for climate control. He is guessing that 70% of the proposed units for Elkton will be climate controlled.

Mr. Keane asked how soon construction of the Dollar General might begin. Ms. Weinman stated they will begin construction as soon as all approvals are given and are hoping to deliver the building before the end of the year. They have a 90-day building construction schedule.

Phase 2 construction will be determined by demand for the storage units in this area.

Mr. Thompson requested to be recused from the motion as Schwab, LLC III is a client.

MOTION: Motion was made by Mr. Keane to approve the Preliminary Plan for 655 North Bridge Street contingent upon addressing all outstanding comments, receipt of comments by State Highway Administration for the Traffic Impact Study and allowance of the six (6) design waivers as presented. The motion was seconded by Mr. Blount with the remaining members voting as follows: Mr. Ginder – Aye

The motion passed with the majority of the Commission voting for approval.

OLD BUSINESS – Ms. Minner explained that a rezoning application for 205 Booth Street will come before the Commission at the July meeting. She explained the reasoning for the rezoning and provided information as to how the decision should be made according to regulations in the Zoning Ordinance which include either change or mistake.

She mentioned there will also be an amendment to the Zoning Ordinance for recommendation to the Mayor & Commissioners with regard to medical offices in the TC Zone.

Ms. Minner stated with the renewed interest in the Southfields' property the PUD is back on the table. The interested parties want to have mixed use and possibly industrial uses.

She stated once the review of the PUD language is completed it will be forwarded to the Commission members and will come before them as an agenda item for recommendation to the Mayor & Commissioners.

Mr. Ginder inquired as to the status of the Old George's Restaurant. Ms. Minner said she is not aware of any plans as yet. Mr. Keane questioned whether there was any progress with the trees at Royal Farms which were removed illegally. Ms. Minner stated he should contact Mr. Bromwell since he was the one in contact with the owner. Mr. Ginder noted that trucks for a business are being parked on the street at Maryland Avenue and Hunter Place are a safety issue due to not being able to see while driving.

Mr. Thompson mentioned a hole in the road at the corner of Elkton Boulevard and Bow Street. It is difficult to determine how deep the hole might be. It has been repaired a number of times but keeps

opening back up. Ms. Minner said she would contact Mr. Handley of Public Works and ask him to look at it again.

NEW BUSINESS – The next meeting of the Planning Commission is scheduled for July 8th but Ms. Minner will be out of town so it is being moved to the alternate date of Monday, July 15th.

Ms. Minner informed the Commission that the September meeting will also be moved to the alternate date of September 16th.

There being no further discussion, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

Brie Humphreys