

**TOWN OF ELKTON
PLANNING COMMISSION
NOVEMBER 11, 2019
MINUTES**

Present: Dave Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; Art Blount; Lisa Blackson, Esquire; Jeanne Minner, Director of Planning

Absent: William Muller

MOTION: A motion was made by Mr. Ginder to approve the minutes of the September 16, 2019 Planning Commission meeting as corrected. The motion was seconded by Mr. Thompson and unanimously approved.

CASE # 1554 – REQUEST OF FREESTATE BUSINESS PARK LIMITED PARTNERSHIP FOR A SPECIAL EXCEPTION FOR PLACEMENT OF A HOTEL IN THE C-3 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT THE INTERSECTION OF MUDDY LANE AND BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 304, PARCEL 2102, ZONED C-3 (HIGHWAY INTERCHANGE COMMERCIAL)

Mr. Stephen Shaw and Mr. Glenn Ercole of Shaw Real Estate and Mr. Bob Capalongo of EN Engineering were in attendance to address this request. Mr. Shaw introduced himself and the other presenters and stated he is the contract purchaser of the property in question. He stated they are proposing a high end light industrial building on the site and would like to place a hotel on some of the remaining property in the future. He noted there was a special exception for the previous owner but that would not transfer to him upon purchasing the property.

Mr. Shaw also mentioned there is an existing variance for height for a hotel and that allowance would remain once he takes possession of the property. Mr. Wiseman mentioned the traffic issues in this area would need to be looked at when the site plans are submitted in the future. Mr. Ginder questioned whether other businesses proposed in the future would have to come before the Commission. Ms. Minner stated that they would and that the approval tonight is for the special exception process only and not site plan approval.

It was noted that another proposal for this property had been before the Town in 2006. Mr. Blount voiced his concerns regarding the current road condition and tractor trailer traffic that would need to use the roads to access the property. Ms. Minner stated a traffic impact study would be required and that a meeting has been scheduled to discuss these issues.

Mr. Capalongo interjected that during the previous submittal they were required to widen the road at Belle Hill and Muddy Lane and he believed that would also be required for this project.

Mr. Wiseman asked if Ms. Minner had any other questions. She had no additional questions.

MOTION: Motion was made by Mr. Ginder to recommend approval of the special exception for placement of a hotel in the C-3 Zone for Freestate Business Park, LP. The motion was seconded by Mr. Blount and unanimously approved.

OLD BUSINESS –She stated Concept Site Plan can be reviewed before the Commission or through the Planning Department and they have opted to have the Concept review done by the Town Planning Department. Therefore this project will be coming in for Preliminary Site Plan approval as their initial approval submission. Discussion ensued regarding traffic concerns and concern for local residents during the approval process.

Mr. Wiseman asked about the status of the Dunkin’ Donuts on Belle Hill Road. It was determined that building permits have been issued for the property.

Ms. Minner mentioned the Dollar General and the fact they are hoping to open in December in time for Christmas. Mr. Keane questioned the traffic issues and stated they were supposed to receive a link so they could review the traffic study from Mr. DeLorimier for the intersections near the Dollar General but he hasn’t received anything as yet. His main concerns are the businesses with entrances along that short area of Bridge Street and the amount of traffic at this location. Ms. Minner said she would check with Mr. DeLorimier regarding the traffic study.

Ms. Minner went over the review process regarding SHA. She noted that the Town and KCI also review the traffic patterns and make comments.

NEW BUSINESS – Ms. Minner stated there is an annexation coming in for a property on Red Hill Road. There are issues with the septic systems in that area and they would like to hook in to the Town sewer system.

The approved amendments to the Zoning Ordinance regarding the PUD language were provided to the Commission members.

Mr. Ginder mentioned a meeting at the County with some of the County Council members and Mr. Ray Jackson.

Ms. Minner brought up adding a definition for ‘light manufacturing’ for placement in the Zoning Ordinance. She read some definitions of light and heavy manufacturing and the difference between the two. The Commission members agreed to adopt the County’s definition to maintain consistency between the County and the Town. Discussion ensued. Ms. Minner noted that the Town could place additional requirements if necessary for industrial uses.

Ms. Minner mentioned that the Town Comprehensive Plan review will begin within the next year once the Census has been completed. She noted that having an accurate count of people during the Census is important for State monies from CDBG.

Mr. Ginder voiced his concerns that truck traffic is coming through Town streets and wondered if there is a way that it could be detoured around Town streets to avoid wear and tear on the roads and bridges. There was also discussion about noise levels with regard to large trucks traveling along residential areas.

Mr. Thompson inquired about the status of the project at 801 Elkton Boulevard. Ms. Minner stated they are manufacturing tortilla and more recently bean sprouts. She mentioned that Mr. Bromwell had been there are said they were making a lot of product.

Mr. Thompson asked if a different sign could be placed on Elkton/Newark Road to direct traffic to the left hand turn lane onto North Street so they don't line up in that lane and then can't get back into the through lane to continue on Elkton/Newark Road. Mr. Ginder asked if another arrow could be placed back further from the intersection at North Street and Railroad Avenue to direct traffic for the left onto Railroad Avenue and the entrance to the 7 Eleven store on North. Mr. Keane also suggested that State Highway place the stop bar further back for traffic going north on Bridge Street at the intersection of Route 213 and Route 279 and waiting to turn left onto Route 279. It makes for a tight turn for the large trucks coming off Route 279 and turning onto Bridge Street going south.

The next meeting of the Planning Commission is scheduled for December 9th.

There being no additional items for discussion, Mr. Wiseman adjourned the meeting at 7:41 p.m.

Respectfully submitted,

Brie Humphreys