

**TOWN OF ELKTON
PLANNING COMMISSION
OCTOBER 7, 2013**

PRESENT: Asma Manejwala; H. Fred Thomas, II; Sue Whitaker; G. Edward Ginder; David Fordyce; Cameron A. Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Assistant Planner

ABSENT: Commissioner Mary Jo Jablonski

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

ACTION: Motion was made by Mr. Thomas to approve the minutes from the September 9, 2013 Planning Commission meeting. The motion was seconded by Mr. Ginder and unanimously approved.

REQUEST OF MCCRONE, INC., 106 E. MAIN STREET, SUITE 101, ELKTON, MARYLAND, RAMSEY FORD, CONCEPT SITE PLAN, 503 EAST PULASKI HIGHWAY, TAX MAP 315: PARCELS 2042, 2043, PART OF PARCEL 2051 (LOT 58), ZONED C-2

Mr. David Strouss of McCrone, Inc. and Mr. Mark Hyman of Ramsey Ford were in attendance to address this request. Mr. Strouss informed the Board they are presenting the Concept Site Plan for the new Ramsey Ford dealership on the former Advantage Dodge property. In the past few months they have received rezoning for a small portion of the site from R-1 to C-2 and have also received approval for a special exception for car sales as required by the Town Ordinance.

Proposed site is approximately 25,000 square feet of new car show room along with a service and parts area. The total area of the project is 2.9 acres and no significant changes have been made since the last time the Board reviewed the plans. Mr. Strouss added they received approval from State Highway for the Traffic Impact Study. They have received comments from the Town and KCI on the Concept Plan and Stormwater Management. They will be utilizing a portion of the right of way for both Lincoln and Washington Avenues. They are proposing 112 parking spaces of which 69 are required by the Zoning Ordinance.

He continued noting that this project is a redevelopment of this site with 72% existing impervious surface and they are proposing 75% impervious surface. They will be providing stormwater plans per the Town Ordinance for redevelopment.

Mr. Strouss informed the Board they are requesting a number of design waivers. The bulk of the design waivers relate to trees and landscaping since this is a car dealership and they need to protect their inventory from debris from the trees, birds, etc. He noted the design waivers are similar to those granted to Williams Automotive.

Ms. Manejwala inquired whether their request for reduction of trees would be required to be provided elsewhere on the property or at another location. Ms. Minner stated that is something they could propose. Ms. Manejwala asked if they were considering providing the trees at this or another location. Mr. Strouss responded they must address forest conservation and would be

buying an easement in a tree bank. Ms. Minner pointed out that what they are talking about is different than the forest conservation. They are addressing the landscaping and buffer yard requirements and she asked them if they intended to plant the landscaping on other areas of the property. Mr. Strouss stated they are going to plant where they can but are limited because of the nature of the business. They plan to provide a landscaping plan during the preliminary site plan phase of the project.

Mr. Strouss reviewed the six different design waivers and informed the Board that they are preparing a legal opinion regarding the ownership of the paper streets. He noted they will not have a car wash that is available to the public but instead will provide one of the bays which will serve as an area where their cars will be cleaned as needed.

There were questions regarding the water usage and Mr. Strouss explained that the architect came up with a different usage estimate and that they will make final confirmation of the number of gallons required for the project. Septic tanks will be removed from the property and they will be making use of Town water and sewer.

Discussion ensued regarding residential zoning surrounding the property and the distance to proposed parking on the property. Mr. Strouss indicated the existing wooded vegetation will remain and that an opaque fence would be provided to buffer the residential properties near the parking areas. He also added that a lighting plan would be provided in order to minimize light on surrounding properties according to Town Code.

Mr. Strouss informed them that the requested design waivers are mainly for the interior areas of the project and he pointed out the areas on the site plan where the landscaping and plant material would be located. Ms. Manejwala voiced her concern that there is so little landscaping and no plant material in the landscape islands at all.

The Board inquired about the water tie-in at the project. Mr. Strouss explained they would be providing that information on the site plan at preliminary. Mr. Strouss informed the Board they would be meeting with the Town and KCI to look at the drainage issues pointed out in KCI's letter of October 1, 2013. Mr. Strouss noted they have a large drainage area and their site comprises only a small part of that and therefore the effect they will be able to provide will be small.

There was discussion regarding removing of all the trees on Lot 58 and the amount of landscaping and trees proposed in order to provide more of a buffer yard to the residential property owners.

Ms. Manejwala entertained additional questions from the Board. There were no additional questions. She entertained questions from the audience. There were no questions.

MOTION: Motion was made by Mr. Ginder to approve the Concept Site Plan for Ramsey Ford contingent upon addressing all outstanding comments and allowing for the following design waivers: (b.) to allow the bufferyard 'C' on U.S. Route 40 to be reduced from the 15'

wide requirement to 10' wide, and (f.) to allow the parking facility to be closer than 50' to a residential zone. The motion was seconded by Mr. Fordyce and unanimously approved.

OLD BUSINESS – Ms. Minner noted that there was no vote on the Zoning Ordinance, Subdivision Regulations or Zoning Maps and that they will be discussed again at the October 19, 2013 Mayor & Commissioners Workshop. Discussion ensued.

NEW BUSINESS – Mr. Gowen advised that due to his new work position he would not be available to serve on the Planning Commission.

ELECTION OF OFFICERS

MOTION: Motion was made by Ms. Whitaker to nominate Ms. Manejwala as the Chair of the Planning Commission. The motion was seconded by Mr. Ginder and unanimously approved.

MOTION: Motion was made by Mr. Fordyce to nominate Mr. Ginder as Vice Chair of the Planning Commission. The motion was seconded by Ms. Whitaker and unanimously approved.

Ms. Minner informed the Board that the Citizen Planners Association would have a Planning Commission training on the 24th and 25th of October and invited the Board members to attend.

The next meeting of the Planning Commission is scheduled for November 11, 2013.

There being no additional items for discussion, Ms. Manejwala adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Brenda Humphreys