

**TOWN OF ELKTON
PLANNING COMMISSION
APRIL 12, 2021
VIRTUAL MEETING MINUTES**

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

Absent: None

Mr. Wiseman called the meeting to order at 6:00 p.m. Mr. Wiseman stated the first item on the agenda is approval of the minutes from the March 8, 2021 meeting as written. Mr. Keane requested clarification regarding the entrances off of Whitehall Road and where the gates would be in relationship to accessing the Olive Garden parking area. With these revisions Mr. Wiseman called for the motion.

MOTION: Motion was made by Mr. Keane to approve the minutes of the March 8, 2021 Planning Commission meeting with revisions. The motion was seconded by Mr. Ginder and unanimously approved.

CASE # 1576 - REQUEST OF TRACTOR SUPPLY COMPANY FOR A SPECIAL EXCEPTION FOR PLACEMENT OF STORAGE TRAILERS FOR A THREE (3) YEAR PERIOD. THIS ACTION CONCERNS PROPERTY LOCATED AT 1111 EAST PULASKI HIGHWAY, ELKTON, MARYLAND 21921, TAX MAP 033C, PARCEL 2438, ZONED C-2 (HIGHWAY COMMERCIAL)

Craig Rigell of Tractor Supply Company was in attendance to address this request. Mr. Rigell stated this request is for an additional three year period for existing trailers on the property. He stated the trailers would remain at the current location.

Mr. Wiseman asked if there have been any complaints regarding the location of the current trailers. Ms. Minner stated she was not aware of any concerns with regard to the location. Mr. Rigell stated that the flow of traffic is smooth and does not interfere with movement through the parking lot. In fact you might not realize there are trailers on the property.

Mr. Wiseman entertained questions or comments from the Commission members. Mr. Muller stated he feels this has worked at the current location. Mr. Thompson stated they have been good neighbors in the community. Mr. Wiseman entertained questions or comments from the public. There were no questions.

MOTION: Motion was made by Mr. Thompson to recommend approval to the Board of Zoning Appeals for the special exception for storage trailers for an additional period of three years. The motion was seconded by Mr. Blount and unanimously approved by the remaining board members.

BOHLER ENGINEERING REPRESENTING CHICK-FIL-A, MINOR SITE PLAN, 1100 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 033C, PARCEL 0986, ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. Dan Haney and Mr. Andrew Stine of Bohler Engineering, along with Harry Marcus, owner of Chick-Fil-A, were in attendance to address this request. Mr. Haney shared the site plan for Chick-Fil-A and confirmed he had received the comments from the Town and KCI.

Mr. Haney pointed out the changes which are being requested to the site plan to improve the circulation and drive thru capacity of the site as well as to bring the building up to the latest operational and safety standards and to mitigate impact of traffic onto the adjoining site. They will be requesting some design waivers. They will be adding new canopies. The property is accessed through internal shared access drives internal to the Wal-Mart parking lot. There is parking around the perimeter and interior of the site. The drive through can accommodate 16 vehicles of isolated stacking. The existing site has 55 parking spaces.

He stated they will be closing one of the entrances with one entrance into the parking lot. There will be two lanes around the drive thru. He noted the dumpster will be moved to avoid customer access. Food will be accessible for order and pick up by both drive thru lanes.

Mr. Haney stated the sign will be relocated from the outside drive thru lane into the landscape area off of Pulaski Highway. He noted that variances were approved at the Board of Appeals meeting in March for the sign location and canopy setback. He pointed out that the site will now have 48 parking spaces down from 55 but will all be accessible at all times.

Mr. Haney said one of the other goals was to improve the landscaping for the site. There will be improvements to the buffer yards to provide additional landscaping within the reduced buffer widths. Trees are being proposed in the parking lot as well as around the perimeter. They are providing two structural facilities for stormwater approved by MDE along the southern border of the site that will treat the site for existing redevelopment and new development for the increased impervious area. They are working closely with KCI regarding these facilities.

Mr. Wiseman asked if there are any comments which are points of contention. Mr. Haney stated they have no issues with the comments and plan to incorporate the comments in the Final submission.

Mr. Wiseman opened the floor to comments from the Commission members. Mr. Keane asked if there will be two pick up windows. Mr. Haney stated there will only be one pick up window and a pick up door. Mr. Keane was concerned about the location of the dumpster. Mr. Marcus stated that Waste Management is required to pick up the trash in the middle of the night so that it does not interfere with customers. There was discussion regarding the reasoning for cutting off the second entrance. Mr. Haney stated that due to the aisle widths their experience is that the customers can be accommodated with very little restrictions when accessing the parking lot and drive thru.

Mr. Keane inquired about the design waivers. Mr. Haney stated they are seeking conditional approval for two design waivers: the buffers along Route 40 and Baker's Lane for these areas. They are basically requesting design waivers to provide alternative buffers for those two roads. There are underground utilities easements and they are providing as many canopy trees supplemented with understory trees along both frontages. The other waiver is for the interior landscaping within the buffer yards which can be found on the landscape plan. He stated with the latest iteration they are over the required amount of landscaping.

Mr. Keane asked if Ms. Minner is ok with the design waivers. Ms. Minner said she has been working with them and they have made a good effort to provide as much landscaping as they can fit on the site. It will provide better screening than it does now.

Mr. Wiseman entertained questions from the public. There were no comments.

Mr. Ginder asked to be recused from the vote since he served on nonprofit organizations that the Marcus' donate food to and wishes to remove himself due to conflict of interest.

There being no further discussion Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Muller to approve the Minor Site Plan for Chick-Fil-A contingent upon addressing all outstanding comments and allowing for the eight design waivers as detailed on the site plan. The motion was seconded by Mr. Thompson with the remaining Commission members voting as follows: Mr. Keane - Aye; Mr. Wiseman - Aye, Mr. Blount - Aye; Mr. Ginder - recused. The motion passed.

MORRIS & RITCHIE ASSOCITES REPRESENTING SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT, LLC, PRELIMINARY MAJOR SITE PLNA, TAX MAP 033D, PARCEL 2450 & TAX MAP 033G, PARCEL 79, ZONED PUD (PLANNED UNIT DEVELOPMENT)

This request was removed from the agenda due to issues with road size which do not meet the Town standards. The variances have currently not been requested and therefore they were removed from the agenda. Discussion ensued regarding the requested variances and deviation from Town standards.

Mr. Ginder stated he had met with Mr. Bromwell and the replacement of the landscaping at the Royal Farms at Route 40 is being addressed.

OLD BUSINESS: There were no items of Old Business to discuss.

NEW BUSINESS: The next meeting of the Planning Commission will be on Monday, May 10, 2021.

There being no other items for discussion Mr. Wiseman adjourned the meeting at 6:47 p.m.

Respectfully submitted,

Brie Humphreys