

**TOWN OF ELKTON
PLANNING COMMISSION
SEPTEMBER 13, 2021
VIRTUAL MEETING MINUTES**

Present: Dave Wiseman; G. Edward Ginder; William Muller; Lisa Blackson, Esquire; Jeanne Minner, Director of Planning; Nick Cannistraci, Planner

Absent: Rick Keane; Keith Thompson; Art Blount

Mr. Wiseman called the meeting to order at 6:00 p.m. He stated the first item on the agenda is approval of the minutes from the August 16, 2021 meeting as written. There being no corrections from the Commission members Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Ginder to approve the minutes of the August 16, 2021 Planning Commission meeting as written. The motion was seconded by Mr. Muller with the remaining Commission members voting as follows: Mr. Wiseman – Aye. The motion passed unanimously.

REQUEST OF FREDERICK WARD ASSOCIATES REPRESENTING MCCONNELL DEVELOPMENT, INC., CONCEPT SITE PLAN, MCCONNELL WAREHOUSE 2.0, KONICA DRIVE, TAX MAP 033C, PARCEL 2442 AND ZONED BI (BUSINESS AND INDUSTRIAL)

Mr. Tom Miner of Frederick Ward Associates was in attendance to present this request. Mr. Miner stated they are proposing development of a 263,500 square foot warehouse building adjacent to their existing warehouse. It will have truck bays in the rear with car parking in the front. Water and sewer access will be from Konia Drive with stormwater in both the front and rear of the parcel. The use will be either distribution or light manufacturing with access off of Konia Drive and from the existing warehouse.

Mr. Miner noted they have received comments from the Town and he stated they have performed their traffic impact study and have received comments from State Highway which effectively gives their approval.

Mr. Wiseman asked if they had received comments from KCI. Mr. Miner stated they did receive comments from them. Mr. Wiseman asked whether any of the comments from the Town or KCI needed to be reviewed at this time. Mr. Miner stated he did not believe they had any concerns with the comments provided and referred the question to Mr. Scott Koenig of KCI. Mr. Koenig mentioned they had met with Mr. Miner and went over the conceptual site and landscape plans and feel that all the comments can be addressed.

Mr. Wiseman asked if Ms. Minner had anything to add. She noted they will be scheduling a meeting to discuss concerns she may have with respect to warehouse contents and the location to the Town's well. Mr. Wiseman asked Mr. Miner if he had received comments from Singerly Fire Company. Mr. Miner confirmed they had received comments which appear to be standard requirements. Mr. McConnell was in attendance and thanked the Commission for considering this new project and he is looking forward to another development.

It was mentioned that a call was made between Mr. Miner and KCI was held to discuss the well. Ms. Minner asked who was involved in the call and if minutes were available. The participants were Tom Miner from Frederick Ward and Scott Koenig, Paul Gutmann, Lijie Li and Eric Gibson from KCI. Mr. Koenig said he would provide Ms. Minner with a summary of the meeting.

Mr. Wiseman entertained comments from the Commission members.

MOTION: Motion was made by Mr. Ginder to approve the Concept Plan for McConnell Warehouse 2.0 contingent upon addressing all outstanding comments. The motion was seconded by Mr. Muller with the remaining Commission members voting as follows: Mr. Wiseman, Aye. The motion passed unanimously.

OLD BUSINESS: Ms. Minner noted that the cutoff for the October meeting is today. There have been plans submitted for the 7-Eleven on Pulaski & Maloney Road. Plans are supposed to be submitted for Southfields, Parcel C tomorrow.

NEW BUSINESS: Ms. Minner stated the Town is waiting on the County Commissioners to vote on the Ayars Annexation request. Discussion regarding the Mayor & Commissioners vote on the annexation with contingencies ensued. Ms. Minner stated she would look into it when she got back in the office.

She also mentioned there are a number of inquiries being made for parcels in Town.

The next meeting of the Planning Commission will be on Monday, October 11, 2021.

There being no other items for discussion Mr. Wiseman adjourned the meeting at 6:22 p.m.

Respectfully submitted,

Brie Humphreys