

**TOWN OF ELKTON
PLANNING COMMISSION
JANUARY 10, 2022
VIRTUAL MEETING MINUTES**

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

Absent: Art Blount; William Muller

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 December 6, 2021 meeting as written. There being no corrections from the Commission members Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Thompson to approve the minutes of the December 6, 2021 Planning Commission meeting as written. The motion was seconded by Mr. Ginder with the remaining Commission members voting as follows: Mr. Keane – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

CASE # 1599 – REQUEST OF TIM’S USED TIRES FOR A SPECIAL EXCEPTION FOR THE PLACEMENT OF FOUR (4) STORAGE TRAILERS. THIS ACTION CONCERNS PROPERTY LOCATED AT 1183 E. PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 033C, PARCEL 2333 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Ms. Jacquelyn Sexton of Tim’s Used Tires was in attendance to address this request. Mr. Wiseman asked if these trailers are the ones that are currently located on the property. Ms. Sexton stated they are the same trailers and they are making no changes to the trailers or their location on the property.

Mr. Wiseman noted that the trailers are uniformly gray and three of the four are on a large concrete slab. The legs of the fourth trailer are on sections of concrete. He noted this had been discussed when this use was previously before the Board.

Mr. Wiseman asked if there had been any concerns or complaints regarding the trailers at this location. Ms. Minner stated she is not aware of any issues. There was a consensus of the Board members that they had no concerns with allowing the trailers to remain at this location.

Mr. Wiseman asked if they had requested a timeframe for the storage trailers. Ms. Minner noted that they were given a three year time frame from 2017 to 2020. It was noted that the special exception had expired and that is why they are currently before the Commission.

Mr. Wiseman entertained questions from the Commission members. There were no questions. He opened the floor to audience comments. There was no one in attendance to speak for or against this request.

MOTION: Motion was made by Mr. Ginder to recommend approval of the special exception for placement of four (4) storage trailers for a three year period for Tim’s Used Tires. The motion was seconded by Mr. Thompson with the remaining Commission members voting as follows: Mr. Keane – Aye; Mr. Wiseman – Aye. The motion passed unanimously.

OLD BUSINESS: Ms. Minner noted there are two cases for the February meeting, McConnell Warehouse 2.0 for Final approval and a special exception for the storage trailers at the Walmart. There was discussion regarding the Stormwater Management for McConnell Warehouse 2.0. Ms. Minner stated there are a lot of moving parts to that submission. Commissioner Broomell asked if they had addressed the back yard issues with regard to the stormwater management on Parcel C for Southfields. Ms. Minner stated she has not seen the latest stormwater plans. Ms. Minner stated they will have to show further details when they resubmit the plans. Commissioner Broomell asked if she was aware of any changes they are making. Ms. Minner responded that she was not aware of any changes or relocation of the stormwater.

Mr. Keane brought up the issue with the special exception submittal for 45 storage trailers at the Walmart from last month's meeting. He stated no one appeared for the meeting and therefore they were unable to vote on it. He asked if Chip was addressing the trailers for compliance. Ms. Minner stated she was not aware of whether Chip had been there but she stated that they will be before the Planning Commission at the February meeting. Discussion ensued regarding the reasoning for so many trailers and it was determined that it was for storage for the holiday season.

Discussion ensued regarding the number of trailers and the length of time they remain on the property at Walmart. There were questions about who addresses the trailers if the special exception has expired or if a special exception was never requested. Ms. Minner noted that Chip Bromwell, Director of the Building Department would address these concerns. The consensus of the Commission members was that violations of the code need to be addressed. Ms. Minner stated that Mr. Bromwell sends letters of noncompliance when it is determined someone is in violation of the Town Code or Zoning Ordinance.

Ms. Minner asked Ms. Blackson if she recalled their discussion regarding issues with street trees in Patriots Glen. She stated they were going to give the Homeowners Association some leeway in replanting of street trees.

She stated they received a call today regarding someone cutting down the trees in the forest conservation area. When the property owner who was removing the trees was questioned about it they said they had been given approval by Aspen Property Management to remove them. Ms. Blackson stated she had sent a letter to Aspen regarding the street trees only. Ms. Minner stated she wasn't sure why they would have given approval unless they don't understand the difference between street trees and the trees in the forest conservation area. She asked Ms. Blackson if she would reach out to Aspen and inform them they cannot give permission to remove trees from the forest conservation area.

Ms. Minner explained that if a tree in the forest conservation area on a particular property is dead or damaged the Town can give permission to remove the tree and they may require that another tree be planted to replace it. Ms. Blackson asked Ms. Minner to send her an email with the address and the location where the trees were removed and she will reach out to Aspen regarding it.

Ms. Minner stated we will need to begin working on the Comprehensive Plan and the Sustainable Communities Plan. The Sustainable Communities Plan is a five-year plan discussing all aspects of the Town and addresses plans or projects that we anticipate we will need to begin to help with the sustainability of the Town. She stated she needs to establish a committee for this as well as for the Comprehensive Plan. She noted that the Sustainable Communities Plan is due by the end of June 2022. This will be the third plan she has worked on for the Town. The Plan addresses all aspects of the Town, such as environmental, transportation, housing, etc. This plan is used as a guide for requesting grants for projects specifically needed in the Town.

Mr. Wiseman asked if there is a consultant that will work with Ms. Minner. She said for the Sustainable Communities Plan there is no consultant. She stated that she applied for a grant to get a consultant for the

Comprehensive Plan but it was denied. She said it's good to have a third party look at it so there is no appearance that you are framing the Plan a certain way rather than unbiased. There was discussion about how that would be handled, by chapter, etc. Ms. Minner said it is usually determined by how the consultant wishes to address it. Mr. Wiseman stated he would be interested in being on that Committee depending upon the amount of time and when the meetings would be scheduled. Mr. Ginder stated he thought it would be a good idea if the Planning Commission members were involved.

Ms. Minner said the Comprehensive Plan could be brought up under Old Business. Commissioner Broomell asked if it would be brought up in sections. Ms. Minner stated it has been tried a couple of different ways but it can be done a section at a time. Mr. Wiseman asked how many sections there were. Ms. Minner noted there are eleven sections. She said the plan needs to be completed within two years. Commissioner Broomell said she felt the Planning Commission members would be important to have on the committee.

Mr. Ginder stated he has asked that directional arrows on the road surface be placed further back at the intersection of North Street and Railroad Avenue so that people can distinguish which lane they need to be in to either make the left hand turn or to go straight. People get in the left turn lane incorrectly and then turn into traffic that is going straight. Ms. Minner noted the request and would contact the appropriate parties. Commissioner Broomell said this concern can be brought up at the Mayor & Commissioners meeting on Wednesday.

Ms. Minner noted that the Mayor wanted the Town Departments to provide him with a five year plan for capital improvements specific to their needs. She said she had been reviewing numerous previous plans, such as the Downtown Revitalization Plan, Vitalization Plan, Downtown Master Plan, Comprehensive Plan, etc. and she said there is a lot that needs to be done. She said that some of it can be included in the Sustainable Communities Plan.

Ms. Minner said she has been applying for a number of different grants: for flooding in the downtown, a grant for Elk Landing for the 250th anniversary of our independence. She noted that Elk Landing played a key role in the transportation by water of the troops on their way to Yorktown. She is also applying for a grant for the Stone House at Elk Landing. She noted the Town has already received a grant of \$48,000 to finish the upstairs master bedroom and slave quarters.

NEW BUSINESS: Election of Officers

MOTION: Motion was made by Mr. Ginder to nominate Mr. Wiseman for Chair of the Planning Commission for the coming year. The motion was seconded by Mr. Thompson with the remaining members voting as follows: Mr. Keane – Aye. The motion passed unanimously.

MOTION: Motion was made by Mr. Thompson to nominate Mr. Ginder for Vice Chair of the Planning Commission for the coming year. The motion was seconded by Mr. Keane with the remaining members voting as follows: Mr. Wiseman – Aye. The motion passed unanimously.

There being no further items to discuss Mr. Wiseman stated the next meeting of the Planning Commission will be on February 7, 2022 and he adjourned the meeting at 6:27 p.m.

Respectfully submitted,

Brie Humphreys