

**TOWN OF ELKTON
PLANNING COMMISSION
JUNE 8, 2015**

PRESENT: David Wiseman; G. Edward Ginder; Rick Keane; Steve Leonard; Cameron Brown, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: Commissioner Mary Jo Jablonski; Theresa C. Thomas, Assistant Planner; Keith Thompson; David Fordyce

Mr. Wiseman called the meeting to order at 7:00 p.m.

ACTION: A motion was made by Mr. Ginder to approve the minutes from the May 11, 2015 Planning Commission meeting. The motion was seconded by Mr. Keane and unanimously approved.

REQUEST OF MCCRONE, INC., REPRESENTING WAWA, REVISED FINAL LANDSCAPE PLAN, 302 W. PULASKI HIGHWAY, TAX MAP 314, PARCEL 193 (OWNER - BECKER HOME CORPORATION, 302 W. PULASKI HIGHWAY), TAX MAP 314, PARCEL 197 (OWNER – RICHARD A. SEXTON, 307 LANDING LANE) & TAX MAP 314, PARCEL 198 (OWNER – KENNETH W. & JOAN MARIE WRIGHT, 309 LANDING LANE), ZONED C-2

Mr. Michael J. Ertel of DMS Landing, LLC and Mr. Dan Speakman of McCrone, Inc. were in attendance to address this submittal. Mr. Wiseman inquired whether they had received copies of the comments from the Town and KCI. Mr. Speakman confirmed they received the comments. Mr. Speakman advised their purpose in this submittal is to request a landscaping waiver for the proposed Wawa at the Knights of Columbus location on Pulaski Highway. He stated that Wawa had asked him to look at the landscaping along Pulaski Highway frontage. They have a concern with visibility for the vehicles traveling east. They feel the thick planting required along the front of the site would block their view and they would not be able to see the entrance to the store before they are past it.

Their second concern is visibility from a safety standpoint for the same reasons; the thick plantings required. For these reasons they are requesting to reduce the bufferyard along the frontage. They are proposing to move all but three (3) of the canopy trees to other locations on the site in addition to the plantings that were originally proposed in the other locations. They have retained the number of shrubs. They previously had requested a reduction of the bufferyard but are proposing to expand that back to the original fifteen (15) foot bufferyard in order to compensate. They have also expanded the bufferyard along the west property line from fifteen (15) feet to twenty five (25) feet in order to provide the landscaping required by the Zoning Ordinance.

He summarized they are requesting to relocate eight (8) canopy trees to other areas of the site and they are requesting a waiver of twenty (20) understory trees. He stated that no other landscaping has been modified from the previously approved plan. Mr. Wiseman clarified that the plan being presented shows all the changes they are proposing on the site. Mr. Speakman agreed. He pointed out a change which was made due to an error regarding the number of shrubs being provided. It was pointed out this was done concerning a comment provided by Ms. Minner.

Ms. Minner questioned Mr. Speakman's statement that they were not relocating twenty (20) understory trees. She stated her count showed that those trees had actually been placed at other locations. Upon examination of the plan, Mr. Speakman conceded that in fact those trees were provided on the new plan.

Discussion ensued regarding what currently exists in the way of landscaping at that location. Ms. Minner discussed some other differences between the two plans. Mr. Speakman explained that due to the

enlargement of the west property line bufferyard those plantings were able to be provided at that location rather than along the front property line.

Mr. Ginder questioned whether the trees along the west property line would interfere with vehicle line of sight. Ms. Minner asked if there was a twenty five (25) foot sight distance at that location. Mr. Speakman stated he believed all the trees were at that distance or greater. Discussion ensued and it was determined that the shrubs and other plantings are back far enough that it would not obstruct vision.

Mr. Keane questioned whether both bufferyards are considered 'Bufferyard C'. Ms. Minner stated that it could be labelled that way but it was not a requirement. Mr. Wiseman stated it has more to do with the number of plantings required in each type of bufferyard. The vinyl fence requirement was mentioned along the residential properties adjoining the site. Ms. Minner asked Mr. Speakman to forward a copy of the 'typical' fence to the Town office.

Ms. Minner mentioned the fact that due to the changes being made to the bufferyards it would result in a change in the construction plans as well. Mr. Todd Frey addressed these changes. He stated that due to the buffer yard width changes it would change the width of the pavement and the two islands that were approved as striped islands will now be physical islands with trees in them. Ms. Minner asked that they change their construction plans in order to be consistent with the changes being proposed. Mr. Speakman questioned whether it would be acceptable. Mr. Frey stated their main concern is that they want everyone to be working off of the same plans while the construction and landscaping work are being done.

Mr. Keane questioned the parking spaces allowed per parking island. Mr. Speakman pointed out that a waiver of islands was given at the March 2015 meeting from eight (8) to four (4). Mr. Speakman noted that when the plan was printed he did not have the text regarding the waivers and therefore it was not shown on the plan.

Mr. Wiseman entertained additional questions from the Board. There were no additional questions. He entertained comment from the audience. There were no comments.

MOTION: Motion was made by Mr. Ginder to approve the Revised Landscaping Plan for Wawa contingent upon addressing all outstanding comments from the Town and KCI and provided the changes discussed are addressed. The motion was seconded by Mr. Leonard and unanimously approved.

OLD BUSINESS: There was some discussion regarding the Fairfield Inn project which will be coming back in.

NEW BUSINESS: Ms. Minner informed the Board that a new commercial project is being proposed for the Town but could give no further information at this time.

The next meeting of the Planning Commission will be July 6, 2015. There being no further business Mr. Wiseman adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Brie Humphreys