

**Planning Commission  
Meeting Minutes  
April 19, 2021**

**ATTENDANCE:** Henry Barrett, Ben Malesh, Julie Rachel, Jim Baxendell, Robert Turgon, Al Fuller, Tim Snelling, Dianna Battaglia, Amanda Paoletti

**Also in Attendance:** Donny Sutton, McCrone Engineering, Steve Lutche, SLHS Law

**Meeting called to order at 6:30 p.m.**

**APPROVAL OF MINUTES:**

The minutes for the March 15, 2021 meeting were unanimously approved as written.

**New Business:**

**Election of Chair and Co-Chair:** The yearly election of Chair and Co-Chair was conducted. Mr. Robert Turgon nominated Mr. Henry Barrett to continue his roll as Chair. The motion was seconded by Ms. Julie Rachel and carried by a unanimous vote. Mr. Turgon nominated Ms. Rachel as Co-Chair. The motion was seconded by Mr. Tim Snelling and carried by a unanimous vote.

**Introduction:** Mr. Al Fuller was introduced to the Planning Commission. Mr. Fuller replaces Mr. Tim Myers who had to resign his position due to moving out of town limits.

**SE2020-03 – Perryville Station Final Subdivision Plan – 5301 Pulaski Hwy. Owner/Applicant: B33 Perryville Station. Tax Map 34B, Parcel 542. Total Area 17.106 Acres.**

Mr. Donny Sutton introduced the proposed project. He indicated that they were there to ask for approval of subdivision of two lots, one around the existing Dunkin Donuts and one around a vacant pad. The purpose is to be able to sell these lots to individual honors.

Mr. Stephen Lutche indicated that he had been in contact with Mr. Fred Sussman to ensure that this project meets Code Requirements and that all documents have been provided as needed.

Mr. Turgon asked if the idea was to separate the properties because Dunkin Donuts wanted to buy their property. Mr. Sutton stated that the idea was to sell both of the lots. Mr. Turgon asked if it was a one-time variance to the Zoning Requirements. Ms. Battaglia stated she would answer this in her staff report.

Ms. Battaglia presented her staff report to the Commission. She indicated that the project was going through the highway corridor designation while dividing these two lots off so that certain requirements are addressed. Ms. Battaglia stated that those requirements have been addressed with this plan. She always pointed out that an association would manage the maintenance of the stormwater, access, parking, etc. and that all three lots would be members of this association.

Ms. Battaglia stated that this project needs to go through the Board of Appeals and that the Planning Commission makes a recommendation for the Board of Appeals. Her recommendations included the following:

- 1) *Development of Pad Site B will require meeting all applicable current code requirements for the Town, Cecil County and State, including storm water management and landscaping.*
- 2) *Any future development of Pad Site B must utilize architecture that is compatible with the architecture of existing buildings in the shopping center.*

- 3) *Subdivision Plat will not be approved and signed by Town representatives until the Board of Appeals approves the Special Exception Highway Corridor Unified Development.*
- 4) *All parcels of the Perryville Station Shopping Center are made subject to the Declaration of Easements, Covenants, Conditions and Restrictions.*
- 5) *A stop sign is installed at the junction of the shopping center access road to the adjacent property known as Perryville Crossing.*
- 6) *Copies are provided for, and the Town approves, all proposed Cross Access Easements.*
- 7) *All common areas of Perryville Station, including parking lot, access driveways, existing storm water management, and other site improvements are repaired, if necessary, and maintained in good order.*

Mr. Barrett asked if the Stormwater Management was going to be maintained intact with no changes and if the bank and pharmacy were separated for the purpose of Stormwater Management. Ms. Battaglia indicated that the Perryville Station and Perryville Crossing were two separate entities. She also clarified the location of the required stop sign.

Mr. Lutche stated that these two pad sites were included in the Stormwater Management Plan and that if there is a proposed development on Site B, they would address any additional Stormwater Management Requirements.

Mr. Malesh made a motion to recommend to the Board of Appeals approval of the Special Exception Highway Corridor Unified Development for B33 Perryville Station LLC conditioned upon meeting Staff Report comments (and any other comments discussed during the meeting) for preparation of the Final Plat.

The motion was seconded by Julie Rachel. Mr. Turgon voted Nay. The remainder of the Planning Commission voted for and the motion was carried.

#### **General Discussion:**

There was no general discussion.

#### **Adjournment:**

Without objection the Planning Commission meeting adjourned at 6:56 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator