

**Planning Commission  
Meeting Minutes  
April 20, 2020**

**ATTENDANCE:** Pete Reich, Henry Barrett, Elizabeth Charleton, Ben Malesh, Dianna Battaglia, Amanda Paoletti

Also in attendance: Mike Palmisano, Annette Wilson, Faron Pyles, Marty Graney, Kevin Strock

**Meeting called to order at 6:40 p.m.**

**APPROVAL OF MINUTES:**

After a brief review of the February 24, 2020 meeting minutes, the minutes were approved as written.

**New Business:**

**Approval of the 2019 Annual Report**

Ms. Battaglia explained that the Maryland Department of Planning requires an annual report to report on the previous calendar year. She reported that there were 2 new residences in the calendar year and directed the Planning Commission to review the letter.

The Planning Commission had no comments on the letter. Pete Reich motioned to approve the annual report. It was seconded by Elizabeth Charleton and the motion was carried unanimously.

**SE2020-01: In-Joy Senior Center – 636 Broad Street, Suite 100 & 108 – Special Exception to operate a Social Club in the TC Zone**

Ms. Wilson explained her overall plan for the proposed Senior Center. She indicated that the Senior will be non-medical and is to offer a service to provide a safe environment to senior citizens to engage themselves in. A morning snack and a snack in the afternoon will be provided but not prepared onsite. 8am – 7pm are the proposed hours, allowing each member to attend for 4 hours while their caregivers attend to other needs. Medications, bandage changes, and other medical necessities will not be addressed.

Mr. Reich asked Ms. Wilson if the seniors could afford \$56 a day. Ms. Wilson explained that Medicaid would help them attend several days a week and that she is a 501 – nonprofit and was hoping for state funding for some seniors. She also indicated that the VA will pay for 2-3 days a week.

There were no additional questions from the Planning Commission.

Ms. Battaglia explained that the Senior Center was only allowed by Special Exception and that the Planning Commission must recommend that the Board of Appeals hears this case. She reiterated that the use was non-medical and thus met the definition of a Social Club. She questioned the total number of members and the age requirement and activities planned for those members. Ms. Battaglia also questioned how the Parking Requirements will be addressed, and most importantly, how loading and unloading will work for those members that need help.

Mr. Reich asked if the number of people was determined by the fire marshal. Ms. Battaglia responded yes, but that the applicant may know how many people they can help at one time.

There were no additional questions.

Motion was made by Elizabeth Charleton to recommend to the Board of Appeals approval of the request to operate a non-medical senior center at 636 Broad Street conditioned upon the following:

- That the Board of Appeals determine that the use as proposed is consistent with a social club as permitted in the TC district by "Social, Fraternal Clubs and Lodges (4.300)" in the Table of Permitted Uses.
- The applicant demonstrating that adequate parking is available, including handicap spaces, for the members.
- The Applicant clarifying the maximum number of persons to be served at any one time.
- Verification that all senior center activities will be conducted inside the facility.
- The use must not constitute a nuisance because of noise or traffic.
- Satisfactory inspection by the Fire Marshal and a copy of the report being provided to the Town.
- Satisfactory inspection by Cecil County Health Department, if applicable, and a copy of the report being provided to the Town.
- The applicant must obtain all licenses and permits as applicable.

The motion was seconded by Pete Reich. The motion was carried unanimously.

**CP2020-01: Cedar Meadows – Cedar Corner Road – Tax Map 29, Parcel 134 – Cedar Corner First LLC**

Faron Pyles of Northern Bay presented the Concept Plan for Cedar Meadows. He introduced Marty as a member of the design team, Mike Palmisano represented the developers, and Kevin Strock was a representative for the waste water design company. Mr. Pyles reminded the Planning Commission that this project had been seen in the past and that the property had been annexed into the town with conditions which they have tried to address in the Concept Plan. A previous Preliminary Plan had been approved but subsequently expired. Mr. Pyles explained that the new plan was essentially the same as the approved Preliminary Plan.

Dianna presented the Planning Commission with the Staff Report, explaining the concept was for 81 single family homes adjacent to the Gotham Bush development. She explained that the annexation agreement required a minimum base price for the houses, however, that price has since been lowered. Ms. Battaglia indicated that approval of this Concept Plan allows the developer to take the next step to go through the development process with both the Town and the County.

Discussion ensued regarding on-street parking and the space necessary for emergency vehicles.

There were no further questions from the Planning Commission.

Motion was made by Elizabeth Charleton to approve the Concept Plan with the following Conditions:

- 1. Applicant shall submit plan to Cecil County Government Office of Planning & Zoning for review by the Technical Advisory Committee (TAC). TAC consists of various agencies such as the State Highway, Soil Conservation, MDE, Fire Company, Cecil County Department of Public Works, Planning & Zoning, Emergency Management, Utility Companies, Corp of Engineer, and Citizen Representatives.
- 2. Applicant shall submit proposed storm water plans to Cecil County for review and concept approval, with a copy provided to the Town.
- 3. Applicant shall meet all requirements of the Annexation Agreement between the Town of Perryville and Cedar Corner LLC dated May 5, 2009.

- 4. Water and Sanitary Sewer service will be provided by the Town of Perryville following Town specifications and details. The Town Engineer and Department of Public Works will review proposed plan and provide comments prior to Preliminary Plan.
- 5. Applicant shall provide a Traffic Impact Study as required with Preliminary Plan.
- 6. Meeting all requirements by Town, Cecil County and State, as applicable and as stated in the Staff Report.

Mr. Reich seconded it and the motion was unanimously carried.

**Adjournment:**

Without objection the Planning Commission meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator