

**Planning Commission
Meeting Minutes
May 18, 2020**

ATTENDANCE: Henry Barrett, Elizabeth Charleton, Robert Turgon Dianna Battaglia, Amanda Paoletti

Also in attendance: Pastor Reggie Sheppard

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

APPROVAL OF MINUTES:

The minutes for the April 20, 2020 meeting were unanimously approved as written.

New Business:

SE2020-02: New Victory Christian Church – 515 Otsego St. – Special Exception to operate a Church in the TC Zone

Dianna Battaglia introduced Pastor Sheppard and informed the Planning Commission that the Church was previously located on Broad Street.

Pastor Sheppard explained that the Church planned to update the property and make it a nice compliment to the Town and that they desperately need the input from the Town to make sure they are making the correct decisions.

Mr. Turgon pointed out that the plan showed a Youth Care Program and asked if that is currently available through their Church. Pastor Sheppard explained that they do offer Sunday School as well as youth programs, homework assistance and they address “hurts and pains” of the community. They also provide assistance and food.

Dianna presented the staff report. She explained that Youth services is an ancillary use and if the building is to be constructed it would go through the permitting process at that time. She explained that per Section 214 of the Ordinance, the site is required to meet code standards.

The Special Use has a list of standards and immediate use requires renovations and some land improvements. Most notably, that the site, which was previously a filling station would need to provide a parking lot to prevent cars from simply backing up onto Otsego St.

Ms. Charleton asked if the previous location had the cars backing onto the street. Ms. Battaglia acknowledged that they did, however, the site was approved prior to the Zoning Ordinance adoption.

Mr. Turgon noted the access concerns and stated that at the current size of the project, the parking may work but future phases could cause excess traffic. Dianna explained that a Traffic Impact Study would not be required at this time but may be required during future development, which could range from 10-12 years from now.

Pastor Sheppard explained that the long-range plans were a reflection of member desires and will not happening without planning in concert with the Town.

Mr. Barrett asked if all of the modifications were safety requirements. Dianna explained that they were. For example, they would need to coordinate with the Public Works Department to make sure the utilities are correct and that the County must issue a Building Permit, Change of Use, and Use and Occupancy Permit. The County would also do the inspections.

With no more questions, Ms. Charleton made a motion to approve the Special Use with the following conditions:

Recommend the Board of Appeals grant approval of the request for Special Exception for New Victory Christian Church at 515 Otsego Street ONLY with conditions as listed.

- 1) The applicant must submit and obtain site plan approval for redevelopment of the existing building and related site.
 - 2) The site plan must provide for adequate parking, including handicap spaces, and sidewalk connectivity for pedestrian access.
 - 3) Required site improvements related to parking and pedestrian safety must be completed prior to issuance of Use & Occupancy.
- 4) The existing building shall be redeveloped substantially in accordance with pages 5-6 of applicant's submittal.
- 5) Applicant shall produce evidence that all utilities are sufficient to serve the property to be redeveloped in accordance with the special exception.
- 6) The Town Department of Public Works shall coordinate utility connections to the building as per the Town of Perryville Water Distribution and Sanitary Sewer Collection Systems Supplemental Specifications.
- 7) All permits and approvals must be obtained from the Town, Cecil County and State agencies, as applicable.
- 8) The use will not constitute a nuisance because of noise or traffic.
- 9) Satisfactory inspection of the proposed building as renovated by the Fire Marshal and a copy of the report must be provided to the Town.
- 10) The completion of parking and pedestrian site improvements are required prior to Town approval for Use and Occupancy permit.
- 11) The applicant shall obtain Use and Occupancy permit approval prior to utilizing the building for occupancy.

The motion was seconded by Mr. Turgon and carried unanimously.

Ms. Battaglia explained that we can not move this case to the Board of Appeals until such time that the courts have opened.

Ms. Battaglia then also pointed out to the Planning Commission that the Town was currently accepting photographs for the "Front Porch" portion of the Perryville Proud project and that Sinatra in the Park is planned for September. Other events are currently being evaluated based on COVID restrictions.

Adjournment:

Without objection the Planning Commission meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Amanda M. Paoletti
Planning Coordinator