

**Planning Commission  
Meeting Minutes  
May 16, 2016**

**ATTENDANCE:** Pete Reich, Robert Ashby, Brian Williams, George Jack, James McBreen, Tina Young, Planning & Zoning Director Mary Ann Skilling and Planning & Zoning Coordinator Dianna Battaglia.

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

**APPROVAL OF MINUTES:**

Without objection the minutes for the April 18, 2016 Planning Commission meeting were approved as written by quorum of attending members.

**NEW BUSINESS:**

**SE2016-01 Special Exception to convert 1<sup>st</sup> floor vacant commercial space to residential apartments for recommendation to Board of Appeals:**

Mr. Robert Surmacz from Baker, Thomey and Emery, represents Mr. & Mrs. Georg, the applicants. We would like you to approve this Special Exception for four reasons: use will not create any negative impacts as normally associated with apartments in the Town Center district; multiple apartments can only help the neighborhood get established businesses and also creates a safer environment then if it's left to continue as vacant. The plan for Special Exception would not change the look of the exterior of the building. The proposal has the proposed residents coming through the back and will leave the exterior the same way that you have come to enjoy it over its lifetime. Any additional residents to Town Center will help increase better businesses to the surrounding area and any new residents can always help the revitalization of the downtown area.

Mr. David Georg indicated he and Debbie have been owners of Riverside Center for the last sixteen years, bought it in 2000, took it from a gas station into a restaurant, commercial space, to what it is today and continued in response to questions by Mr. Surmacz. For the last nine to ten years we've aggressively tried to get commercial space down in here other than my own construction company, to lease space from me. We've had a bank, real estate companies, a school, to no avail, and cannot generate any other entity that would like to come down here, my phone hasn't rang. It's to the point we have to do something to get the building occupied, we're degenerating. The bank moved in 2003 the same year we expanded the convenience store, the restaurant in the back and the larger deli with the convenience store. The bank left and moved out on Route 40. The restaurant was not profitable and could not pay the rent. It paid the bills but it could not pay the actual rent for the building, to make the mortgage payment, and we tried that for like seven or eight years, had to revert in pocket and had to give it up. The private school just left in December, October of last year 2015. They were a for-pay school with a Special Exception, K through 12 that got their kids from neighboring counties, Harford and Cecil County, I don't know if they had anyone from Delaware or not because they had students in Delaware. Cecil County did not really support them and Harford County gave them a lot of kids, probably 40 out of the 50 kids that were down there came from Harford County, and Harford County said come to Harford County or lose it all. So I tried negotiating, bargaining, I'll lower your rent to keep you here. It was their economic deal that they had to go to Harford County or lose their business. Efforts to get other commercial or institutional uses has been ongoing, it's never stopped. The third floor has never had people in it until last month. That was a vacant space, a four-thousand square foot

of commercial space that had never been built. It was a storage area for my construction company, it was wasted space and very expensive. The second floor, half was my office and Remax Integrity, which still has a sign up there had the other half, but they have been gone, apparently claimed bankruptcy or something, I can't remember.

Mr. Reich asked for point of clarification, I was understanding that the second and third floor are now apartments, is that correct.

Mr. Georg responded yes that is correct. This was prior to the apartments that I've built since January of this year. There does seem to be a market for apartments in this location. I have a waiting list of people. All eight of the new apartments that I've just finished are rented. My U&Os are to be approved this week. Everything has passed inspection and just has to get the paperwork through the Town and county to get occupancy. We have about ten people on the waiting list, I'm not sure. I have provided all parking requirements generated through the code plus additional. The required open space and recreation is adequate, the entire back area is grass, trees and planted areas. There's also a blacktop area in the recreational area that can be used for basketball, kickball, volleyball, if the tenants want that kind of thing. There's also a small open spot at the back of the building between the handicap parking spots that we used for chairs and picnic tables. The apartments will generate less traffic than the restaurant or the school. To my knowledge there has been no difficulty with anybody entering or leaving the premises as far as traffic. We're before you because I'm down to trying to make this building work and we put a lot of money into it, to the point where it can pay for itself, it's going to pay for itself a lot slower than commercial space would, you can get way more money for commercial space, I just can't get them down here. I'm actually taking a pay cut putting in apartments in commercial space but I have to do it. The apartments are going way less a square foot than commercial would provide. Basically the school when it had the first floor was paying the mortgage without other tenants and that's why we were going on for so long. But now there's no other income coming in and that's where we're at.

Mr. Ashby questioned when you purchased in 2000 what was it zoned then?

Discussion continued regarding the rezoning that the town went through and this area was changed from central commercial to town center which allows for a variety of different things, a mixed-use situation to include apartments, residential, commercial, combination of those things. Town center is very flexible in use and was changed in 2005.

Ms. Skilling presented staff report (attached separate).

We did an inspection of the completed the units on the 3<sup>rd</sup> floor and were quite happy to see the way they designed and laid out. The windows give nice visibility and light in the apartments and blinds will be installed to give consistent look from the outside. Mr. Georg indicated he will be providing laundry room space on the 2<sup>nd</sup> floor. Water and sewer is available to this site and we have adequate water and sewer for availability. It was already designed for hookup for existing units at the site so the connections are already there with meter appropriate for these units and all will have sprinkler system. The Planning Commission may make recommendations to the Board of Appeals for Special Exception and these are things that you have to provide or look at when you're examining this for a Special Exception. Under the Table of Permissible Uses, Section 161, apartments are permitted as a Special Exception with conditions in Town Center, and as presented are proposing nine (9) one bedroom apartments on the 1<sup>st</sup> floor of the building. Just to clarify, we've already allowed him to add apartments to the 2<sup>nd</sup> and 3<sup>rd</sup> floor. The 1<sup>st</sup> floor becomes the real issue here. The additional apartments would eliminate any potential for commercial/retail space including professional offices, restaurant, coffee shop or other services important to the revitalization of the downtown. Historically the front part of the building was an important part of Broad Street and should be retained. I wanted to share with you

some pictures of what Mr. Georg's building and what downtown looked like (2 pictures passed to members), commercial on the 1<sup>st</sup> floor and apartments above. This is historically what the town had and we're just trying to retain some history in our downtown. It was mentioned the apartments would help with revitalization. No doubt they will help and this is why these are some of the things we're recommending. We do need people and population is important for retail and we need to have this in our downtown. We have a lot of single family homes, we have a lot of apartments that are in houses as rental units but we don't have really major complexes for apartments. We get inundated all the time with publications about revitalizations and reinvesting in your town. Some things we have that are really important is the MARC station. People like living in a town like this where there is a train station, seniors and millennials, the people who don't want to own homes, they want to live in an apartment that has accessibility to railroad, transportation, and we do have that ideal situation. By providing some apartments that Mr. Georg is doing in his building that's great but the 1<sup>st</sup> floor, the front part of this primarily becomes a real big issue. It takes away the chances that we are trying to retain some residential and commercial in this building plus if he has millennials in there, seniors, wouldn't they like to have something in there like a coffee shop, sandwich shop or whatever right there in their building, and potential for other types of offices there. On the 2<sup>nd</sup> page (staff report) under Section 57 Standards, as the attorney had mentioned how they believe they meet these standards, the first one ".....will not be detrimental to or endanger the public health, safety, convenience, morals, order or general welfare", the intent of the town center zoning is to provide a mix of uses. The building has maintained a commercial presence in the community at street level for some time. As Mr. Georg said he had commercial there. There have been instances where this town hall office, our office in particular, have recommended people to Mr. Georg and I can honestly say the comments we get back consistently is the rates are too high for the area, that we believe maybe you're pricing yourself out of the market. We've tried diligently to get someone from tourism over there but they felt it was higher than most of the other rentals in the area. This is part of our whole main street, a lot of it was gone but that one building is one of the historic sites that still exist in that area and the property is one of the essential properties on our Main Street. Its value for potential retail and services for citizens, visitors, and workforce in downtown Perryville is paramount. The frontage on Broad Street provides opportunities for small businesses that are essential to the revitalization of the downtown and is continuous. It's in our Comprehensive Plan, in our TOD-Transit Oriented Development; it's consistent with Smart Growth elements which we have supported since I have been here and way beyond with the University of Maryland who did presentations to this town on how to return it to an area where you can have revitalization. This area is supported in our Sustainable Communities designation, which is something recently that we got last year that allows us to get additional funding to help with façade improvements. We've already done it to the Ercole building across the street and potentially other commercial sites that might want to come into town and it's also consistent with the Transit Oriented Development (TOD) Plan. And that TOD plan indicates population is important. The Town Center zoning was created to facilitate mixed use revitalization in our downtown which is defined and supported in Perryville's Comprehensive Plan. The building was originally designed as a mixed use building. It previously housed a restaurant and convenience store, bank and school, all the things we talked about. The corner of Broad and Aiken Avenues have been areas of recent commercial activity. We believe changing the use to entirely residential would change the architectural appeal and functional plan for the immediate neighborhood. In fact, State and local funding has supported revitalization of two commercial buildings in adjacent locations. Maintaining a commercial presence in this location will only encourage growth that will maintain property values. This, again is being supported by our sustainable communities application which we indicated this building as being one of the potential locations where there could be commercial and residential. The integration of uses is important in this district. Section 204, 4 allows apartments in a commercial district except that "no apartment is situated at the street level". It's been very clear in that section and that's one of the reasons it was done purposely because during the time we did the zoning we wanted to maintain that historic presence on our main street.

The vision of Aiken and Broad in the Town Center was important in the revitalization in the Comprehensive Plan and Riverside Center provides a major focus when entering the town. It is one of the most noted buildings when you come into the town. Everybody who comes into our town, everyone looks at that building, it really is a nice building. At one time Mr. Georg gave a tour to the Mayor and Commissioners and staff of that building for potential use as the Town Hall. Our town has been picked to be part of what they call an affiliate program with Main Street where they are going to help us figure out what we can do and how we can get funding and design to recreate our downtown in some way. Since parking is an issue in downtown since he has more than adequate I think it should be a condition that if we allow those apartments on the 1<sup>st</sup> floor in the back that at least some of that be shared parking. We do have a façade grant that is going to be offered in the Town and also through the State to enhance that front with some kind of plantings across the front, not destroying the concrete there already but enhancing that area. I would like to read into the record *comments from Commissioner Ryan* who was unable to be here this evening:

- 1) I agree with the comments that we need to try to keep the front of the 1<sup>st</sup> floor available for business. However, it is unknown when and if a business of any kind will move into the building. With that being said the addition of 3 more apartments could immediately add, though a minimum amount, to the water and sewer funds.*
- 2) If the front becomes business(s) what will be the second exit for the apartments in the rear on the 1<sup>st</sup> floor, which by the submitted plan shows an entrance/exit hallway going out the front and the back.*
- 3) Where is the Fire Department Connection (FDC) designed to allow the fire department to supplement the sprinkler system? What size connection(s) does it have? If the plan is to use 2-2 1/2" connections I would propose 1-5" storz connection instead.*
- 4) The building needs a Knox box to hold a set of master keys to gain entry into mechanical rooms, a set of elevator keys, master keys to enter apartments/businesses in emergencies and a well maintained current list of emergency contact numbers for maintenance and/or businesses.*
- 5) Will the addition/deletion of the 3 front apartments significantly affect the current businesses in town?*

*With above being expressed I wonder if we could make some type of agreement that for some period of time, example 3-5 years, that attempts be made to get businesses on the 1<sup>st</sup> floor before making 3 apartments in the front.*

Ms. Skilling explained (1) that's not true because they will get money for flows used but the hookup fees were already taken care of at development. There will be no additional hookup fees, and (2) they can come in and out of the front, there is an elevator in the back so moving in you would use that elevator.

Discussion continued regarding the existing layout of the building and review of the submitted plan. Building and fire code require two walking exits. There are doors that do provide an exit out of the stair tower but there is no access from the 1<sup>st</sup> floor. Both stair towers, the back one drops you to the lobby on the 1<sup>st</sup> floor in the back by the elevator and the front one drops you to the front outside street level.

Mr. Georg asked the apartments up in here in the front can be used for commercial, they can be an attorney's office, a doctor's office, it would have a kitchen in it, it can stay commercial or residential, whatever the use may be and there's no more in or out at the front door here than what a normal apartment would be. This looks identical to what it is right now. There's a big living room area and kitchen area, a bedroom area which is 12'x15' that could be an office for somebody, a lawyer or a doctor, and it has a bathroom in it and a kitchen.

Discussion continued about the meter pit that is there was looked at by DPW and it's designed for the sprinkler system. It has the hookup for the fire, it has a standpipe and it also has the sprinkler system. These things were not shown on the plans for review. Previously, the town looked at it and that meter pit was designed for that commercial and the sprinkler system. The FDC location is out front on the new section and should be included on the plan and discussion with the fire company is necessary regarding the Knox box location.

Discussion continued about the current Town Hall building is part of the historic section of downtown. There have been discussions about the potential for retail, commercial office space. It is one of the buildings still remaining although it's been renovated numerous times.

Mr. Jack indicated my concern is if we're trying to maintain that would it be that the bays underneath us, when we get our new Town Hall are they going to be restricted to commercial use only or is it going to be useful for anything else different. You're saying in your recommendation that we keep those 3 apartments for business type environment but are we going to do the same here. I have trouble when we do something like that and ten years later when we build a new office they come in here well that's alright now, this is ok, we're just going to rent these out for apartments or something like that so that's what I'm trying to grasp.

Ms. Skilling replied that is a discussion that has been had about a brand new building here for town hall. The issue was brought up about the exposure of the new town hall from the main street but then if you look at our goals and objectives it would be to maintain this building and use it for other uses. There is some concern that there are so many things that need to be done here, to fix it up to that point, water and sewer may not be worth doing that. Because there are some water issues, we've had severe damages, sewer backup, water issues but with that said yes it has been brought up over and over again that this is part of that whole streetscape issue that we need to look at.

Mr. Jack commented it's because of the position we find ourselves in for a recommendation that you are recommending 6 apartments and keep the 3 open for commercial but that restricts an individual who bought it as a commercial business and I guess he could do whatever he wanted to do with it at one time but it would conform with what's out there. That's what bothers me. If we look at what's out on the adjacent buildings holding those 3 would conform to that area. When you look at it, the old movie theatre is commercial on the bottom and apartments on the top. The other building which was a full garage at one time is pretty much all commercial.

Discussion continued about where the businesses were in the past and the goal to go back the way it used to be on Broad and even Front Street. In the past the old post office was turned into apartments, the brick building down the street but that was before the current zoning ordinance. Businesses were lost with the propane explosion and that wiped out all downtown basically from the church down. The goal is to try to bring back some of these things, to historically bring back some of those street fronts and make it more of a nice downtown area where people who are living in downtown, not the Route 40, there's a lot of people living down here that would like to see that happen.

Mr. Reich indicated on the staff report, number 6, second sentence "Section 204, 4 allows apartments in a commercial district except that no apartment is situated on the street level". That's the Special Exception and we put that in there for a reason. To me this is the crux of the Special Exception.

Mr. Ashby stated I listened to what he had to say and if you can keep the historic part and he can subdivide it after the fact, if he couldn't find somebody I don't want to see it go to apartments because that's taking away from the streetscape so no apartments on the 1<sup>st</sup> floor. But I'm not against what

you're saying either instead of trying to rent out one big space, subdivide the space. I want to keep that as historical use and divide it as needed.

Mr. Williams commented we keep referring to it as historic but to me when the façade on that building was changed it lost the historical aspect to the town. It's a commercial building; I don't see any reason why the three apartments in the front there can't be used as apartments. I've been in town here most of my entire life and that clock tower was never there, when you put that clock tower up and added the bank on the side and the additions on there you took away from the historical aspect of that building at that point in time. So for me the historical aspect is out the door. If someone has a chance to rent a place and make a little bit of money to pay his bills I think that's what we ought to be looking at.

Mr. McBreen stated I have to share that. I thought about the concept and I've been in Perryville now since the 70's, I do agree with you that structure itself has been changed and it's hard to look at that as historical format and your livelihood comes into issue too. I do think it's difficult to create three apartments there and say they can be used for commercial. In my experience commercial people come in with their demands, requirements and needs and say this is what I want in the space. So it is a difficult situation if you're going to specifically say that's got to be commercial. The individual owner is going to say I have x amount of square footage of space and I have to retain that until somebody comes up to me with a plan and says this is what I want to put in here.

Ms. Young commented I agree and feel the same way that it's not historical anymore and I think that he should open as apartments.

Mr. Ashby indicated when he bought it, it was already commercial and to develop it should be commercial. It's in that paragraph: commercial at street level. I think it's ok in the back but in the historical building which is claimed it's not historical anymore but it's been sitting in the same place, your house has been painted how many times, but the point I'm trying to make is everybody renovates their house but it's still historical in value. You change windows, you change something, it's historical in value in this town and that's what we're trying to keep and that was put in the code for a reason.

Mr. Jack commented I'm still torn, because the intent of number 6 probably didn't allow the owner, and the owner probably didn't care at the time, the change being made here, you ever buy anything and then never read the fine print until you have to read the fine print and now it's here and he's stuck with this. And while I say that I think that's the only thing in the downtown area that's left for any kind of historic use and I think the three apartments, the three places for businesses that they would keep, if we're going to keep it that way, would conform to what's going on in that area. Each building adjacent to that building has their 1<sup>st</sup> floor as all commercial.

Mr. Williams stated I understand what you're saying but that building when they changed that façade on the front and did that clock tower it removed all the historical aspect of it. Yes, you look at a picture of this building, yes it was the old fire house, and when you updated this building to make it the town hall they didn't change the façade on the front of it, it stayed the original block and everything, that's historical to me. When you add those additional buildings that you added onto the back and side, it was a restaurant; it was a bank at one time, when you added onto that building that took away from the whole aspect of it for me. If it was still a gas station with apartments above that would be, but that is no longer historical to the town because, I've been here fifty years and that's not the same building.

Ms. Skilling commented the way you're using historic, it's a historic use too. This building has been historically used as a commercial site, a historic commercial site, the 1<sup>st</sup> floor especially. So the use has been historic. That building still does have historic value and granted it was built on to but the main part if you look there was a façade, there was a gas station, that whole canopy was there. So it does have

that value to be actually transformed into that commercial use again. And we have compromised here on the 1<sup>st</sup> floor and I think that is worthy to continue what we have said that you can still have the apartments but as a condition to keep those three units out front as commercial space. It doesn't have to be three units, it could be one commercial in that whole area. I understand when a commercial business comes in they may want to change it to whatever their needs are, but I can tell you if you go anywhere in a little town in Cecil County that have thriving downtowns, they have small, little areas where little businesses moved in, a lot of people in the community like little businesses: a coffee shop, dress shop, gift shop. North East is a good example, every day and they're thriving. If we keep giving this away Perryville is not going to thrive in the downtown. So all I'm asking is to look at the Comp Plan, the things that we've looked at, and we're willing to say Special Exception for apartments in the back of that 1<sup>st</sup> floor but at least give us something in return. I don't think we're asking that much by doing that, to allow us to work with him to get some businesses in there. As we get more people in town that definitely those needs are going to be there. One of the biggest question we get all the time, why aren't there more restaurants, why isn't there a coffee shop, so that's from my perspective as a planner in this town and someone who's been here for eight years I think this is an important value for the town to maintain that frontage of that building as commercial use.

Ms. Young indicated now I'm torn because I agree and I understand what he's saying too so it makes me rethink a little bit. It would be great to have businesses in there but when will they come in, how long will it take to get them.

Mr. McBreen commented and why aren't they there now.

Mr. Jack stated I would like to ask Ms. Skilling are you suggesting that the town put a time limit on the town trying to get businesses in there before they convert to apartments.

Ms. Skilling replied that is a condition that you can make with your recommendation. We do have an economic development person right now who is working on some of these things but the economy really isn't good yet. We haven't seen a whole lot of things happening in Perryville yet and in Cecil County. So we have potentially some development that might come in town. So to answer your question you could make a recommendation of a time frame but if you do realize that we need to have enough time to do the work.

Mr. Georg asked how about both ways, me having the option. That if I get a commercial client I would keep it. I make more money. The apartments are a cut in pay so to speak, one tenant was paying the bills for the building, now I need sixteen people to pay the bills for the building. So I'm taking a pay cut to make ends meet. I'm more than willing to keep the commercial side open but I have to be able to pay the bills also. If I get a tenant, another school or anything else I would put the school back in.

Mr. Reich stated we understand your argument perfectly. When that tower was put up it made that part of town. And Ms. Skilling has a point about historic use of the building, not necessarily the outside being historic. When I was here as a boy in 1958 it was that way, all the shops on the bottom and the people who owned the shops lived above. The intention of that building originally was commercial throughout. Commission Ryan made a point to leave the front commercial for three to five years or some timeframe. Then give Mr. Georg the opportunity to redo the front and make apartments out of it. I personally don't like the idea of putting in a kitchen and a bathroom because I don't want to go to a law office that looks through the kitchen and look into a bathroom door with a bath tub in it. If you go up to Elkton along the old courthouse street where all the lawyers are they're all old houses. They've redone the inside, taken out the kitchens. I agree totally that we should allow the back of the building since it is the newest part of the building to have six apartments. In my opinion the front should be left for commercial, be it one tenant or three tenants. And in saying that I think it would behoove the town

and our economic development person to go in and see what office space is available, what is a reasonable rent for an office space. Maybe Mr. Georg's rates are more than reasonable but it's just that nobody wants to come to Perryville to pay that kind of rate for some reason. So I don't know the answer to that. I think the town could help Mr. Georg with that aspect if he so wishes.

Mr. McBreen commented I'd just like to say that when we think this through a compromise is sounding like it makes more sense right now. I like the idea of saying that after a certain period of time I think it would be fair economically especially if there's a way to document fairly how difficult or how you tried to get commercial people in there, and after a certain time I think it would be fair to have an option. But other than that, I agree with everything you're saying. When I was thinking historical I was taking the same approach he said, historical in the sense of appearance, not historical in the sense of use.

Mr. Williams stated I understand trying to keep it commercial but I look at across the street at Ercole's and that little strip store right there with apartments above and how long has that laundromat been empty and no one has actively come into the town. The store right next to Ercole's that has soap all over the windows, how long has that been empty.

Ms. Skilling indicated that belongs to Ercole's, they use it for storage and he's been told to take to paint off the window.

Mr. Williams continued how long has the laundromat been empty there; there is nothing downtown here to draw people into this town. Perry Point has downsized, we don't have the traffic from Perry Point coming in like we used to have before where someone would stop in on the way to work in the morning, a newsstand. There's nothing downtown here to draw people to do business down here. Are you going to build a business on the street here or are you going to the Route 40 corridor and have commercial business out there. We built a pier down here for what, an ice cream stand. That's the only business that's accessible from the pier down here.

Mr. Jack responded Ercole's is down here and they sell a good product. Johnny's Sushi sells a good product and you have a good business. And the whole idea from staff's point of view is to have an opportunity to build this area down here because you're right, from here on down there's nowhere to build. This is a last chance effort for this corner.

Mr. Williams commented I understand that and when I first started it was the Island Inn and how many different establishments have been there before the Perryville Sports Bar. There's not enough traffic downtown here to maintain that kind of commercial business.

Mr. Jack stated it's not the traffic that maintains the business, it's the product. There's not enough traffic for Ercole's to do the kind of business they do but they do it. There're pros and cons of the whole thing but all staff is saying is about possibility.

Ms. Skilling mentioned we have daily use of the train station every day with more than enough people to support some of this. They ask all the time where can we get a cup of coffee. Once we get additional parking here, we can support a lot of that in the downtown. That's just another use, and again, I agree with Mr. Jack that if we give this away it will hinder our ability to get the funding and grants that we've already said and committed to some of the state agencies for these programs. They're going to say you gave it away and we're trying to create it for you and help you.

Discussion continued about consideration of a time period of maybe two years however two years is not enough time to do anything. You need at least five years, at a minimum. Maybe add a time frame if wanted or to have Mr. Georg come back at a later date to reevaluate. There is a recommendation from



Commission Ryan for a time period of three to five years; that attempts be made to get businesses on the 1<sup>st</sup> floor before making apartments in the front.

Mr. Ashby stated there should be no time frame, no bend on that, we gave street level apartments but we're asking to keep the historic section, the front of the building commercial.

Motion made by Mr. Ashby that the Planning Commission recommends to the Board of Appeals the approval of no more than six 1 bedroom apartments on the 1<sup>st</sup> floor as designated on the site plan and conditions stated in number 8 of the staff report. There was no second and the motion failed.

**Motion** made by Mr. Williams and seconded by Mr. McBreen that the Planning Commission recommends to the Board of Appeals the approval of no more than six 1 bedroom apartments on the 1<sup>st</sup> floor as designated on the site plan and conditions a. and b. only as stated in number 8 of the staff report. **Five ayes; one opposed (Jack). Motion Carried.**

### **OLD BUSINESS:**

#### **Final Plan – Town Hall Complex and Ball Field:**

Ms. Skilling stated you've seen this as Concept Plan, the municipal complex and there were comments made by the Planning Commission about it. The playground that is out there now will go away temporarily. There will be a basketball court and is used a lot by the older. The baseball field will be reoriented and the little league continues to be a long term agreement with the town. This just shows a foot print of Town Hall and the old building is still on this plan. Phase I includes the police facility and the entrance/roundabout but this is the storm water plan for the whole site. That will be a pipe going under Otsego Street, under the railroad, and along the west side of the railroad tracks all the way down to Aleta Lane to a pipe there and will outfall in that area. It will go down through the stream, right now it's forested and goes down to Ice House Park, the stream there and outfalls into the Susquehanna. There will be a combination of pipes, and ESDs (environmental sensitive design) all along that area that will help filter along the railroad tracks. The entrance and roundabout will be located between the current police station and the house next to it through the existing playground. The playground will go away temporarily and some of the equipment will be moved to Lower Ferry Park as part of the tot lot, and is walkable from most of downtown. The reconfigured parking will make better use of the space for parking here. The existing road from Broad Street will remain as one way. Eventually this will be shared parking for the train station. The old police station is going to be moved to the concrete pad from the DPW building. They've had bids come in and will be discussed at the work session tomorrow and probably approve it at the next meeting in June. There have been discussions on elements of the bid. This is just Phase I, storm water, the police facility and the roundabout. The basketball court will be part of Phase 2 with the ball field. Parking here will be more than adequate for the ball field and town hall use in addition to being used by the train riders.

#### **Other:**

Mr. Williams stated I had heard rumors that Dollar General was fed up with the county and storm water regulations and they're walking away from the development and was there a rezoning that happened up there.

Ms. Skilling responded the development corporation, the LLC that was the actual funding of money, decided that they did not want to do any business in Maryland, from the VP of the business. They did shut down that site but I believe the contact person is looking for another funding source, another developer who would have funding so it's not totally off the books. There was a zoning amendment

done called the Highway Corridor Unified Development, in the C-2 district you have to have 300 feet of road frontage, to allow the property owner, Mr. Patel, to be able to subdivide the total property to three smaller lots as long as the rest of the development was unified with storm water, landscaping, parking, signage and access, just like Perryville Station.

**Adjournment:**

Without objection the Planning Commission meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Dianna M. Battaglia  
Planning & Zoning Coordinator

Note: Mr. Ashby submitted resignation from the Planning Commission board due to his recent elected position to Commissioner pending assigned duties by the Mayor.