

**Planning & Zoning
Meeting Minutes
April 18, 2011**

ATTENDANCE: Michael Fortner, Pete Reich, George Jack, Michelle Linkey, Matt Roath, Town Planner Mary Ann Skilling, and Planning & Zoning Coordinator Dianna Battaglia.

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

APPROVAL OF MINUTES:

Mr. Fortner indicated the approval of minutes will be delayed until another member is here so we'll go on to old business.

OLD BUSINESS:

Discussion and creation of priority list of Town improvements for recommendation to Mayor and Commissioners:

The following comments were submitted prior to the meeting:

Mr. Reich's priorities:

1. *Fix the sewage infrastructure in old town and the other older parts of the town.*
2. *Provide another route into and out of Richmond Hills.*
3. *Provide another route into and out of the Gotham Bush area.*
4. *Fix the drainage at the corner of Aiken Avenue extended and Franklin Street.*
5. *Fix the drainage on Charles Street.*
6. *Add parking at the train station.*

Mr. Ryan's priorities:

1. *Running of water and sewer to the Perryville Fire Department substation at I-95 and Rt. 222.*
2. *Update of all water and sewer lines starting with south of Rt. 40, then north of 40 to Clayton St and Gotham Bush, then Chesapeake Landing including new hydrants and flow testing of all hydrants*
3. *Widening of all streets for traffic flow and drainage-same order as above*
4. *Cleaning yearly or replacement as needed of storm water management lines-same priority order as above*
5. *Placement/replacement of sidewalks- same order as above*
6. *Flow testing of hydrants every 5 years*

7. *A fund set aside for investment of money yearly to use for major infrastructure projects/replacements beginning in approximately 20 years following the priorities set up by the Commissioners based on P & Z recommendations.*

Ms. Skilling indicated the main authority the Planning Commission has, and to help prioritize various issues is the Comprehensive Plan. This Plan was adopted by the Town and is the authority by which the Planning Commission sets goals and objectives. A lot of what we have talked about is already included in the Plan, and many of which we are achieving or working towards achieving. So in order for us to have an organized way to approach things to the Mayor and Commissioners is to go through and talk about the sections of the Comprehensive Plan that are going to address some of those things that are before us and if we have to change it this is the vehicle by which we make changes. If this is not right, that these goals need to be changed, this is where we need to do it. And we can do it by way of these sections but also prioritize it in here and so that is a way to incorporate your issues to legitimately say the Planning Commission would like to look at these things to prioritize by way of our Comprehensive Plan, it's either here already or we need to add it.

The following is a summary of discussion items:

- There are a lot of places within Town that are at least fifty years old and the infrastructure need to be checked and replaced and/or repaired.
- Sumpter Road sewer line was replaced last year as part of the casino. The whole line was replaced to adequately handle the flows and all the hookups from all those houses were put in and upgraded if needed.
- The most severe problem we have is I&I (inflow and infiltration) of existing sewer lines. Storm water is getting into the system which overtaxes our waste treatment plant. It's clean rain water and it doesn't need to be treated. The Town has talked to the VA about this problem because their system is old and they are a big part of this issue.
- The older parts of Town where existing infrastructure hasn't been upgraded need to be brought up to the same level as new development areas for continued support of the additional new development.
- The Town has two different drainage areas for sewer lines. The casino flows south along Frenchtown Road and upgrades were done to the pumping stations. Other parts of Town flow south to the east of 222/Aiken Avenue. This section has some problems with I&I and would benefit from a new line installed on Coudon Blvd. The Town's growth area that includes Cedar Corner would be part of the new line.
- Additional ways of ingress and egress to both Perryville Manor/Richmond Hills area.
- Consideration of SHA for a traffic light installed at the intersection of Franklin Street and MD222 for safety concerns of making left turns, however the Traffic Warrant Analysis doesn't justify the need with their guidelines.

- Additional ways of ingress and egress to Gotham Bush. Going north is not an option because it is outside of Town limits, and going through the tunnel under the railroad is awkward and difficult due to visibility issues. Options are limited; utilize a stop sign in both directions, reroute wider to allow for better sight distance. Consideration of making Cedar Corner Road one way from Route 40, either in or out is not a good option and would potentially create more problems with traffic circulation and is still an alternate way in and out of the community. Research alternatives for improving the issues at the railroad underpass to Route 40.
- State Highway is reviewing traffic concerns at Route 40 and MD222 and is currently has a concept plan for the area. There are considerations of possible extension of Coudon Blvd. across Route 40 to MD222 to alleviate some of the traffic at the intersection of 40/222. Trucks going to and from IKEA would benefit with this extension.
- Norfolk Southern, CSX, Amtrak, are considering changes to the various freight rail lines and high speed lines to facilitate safer situations.
- When land is annexed look for ways to improve road circulation as part of the annexation agreement. As a requirement for the annexation they have to either provide for connectivity or to make a contribution towards it.
- Part of the Cedar Corner development included adding a dedicated turn lane on MD222 for turns into Cedar Corner Road to alleviate congestion.
- The Town suggested a center turn lane to SHA as part of their improvement plans to MD222 but SHA recommends a center concrete barrier is installed with limited access citing safety concerns in their final analysis. Also included are bike lanes on both sides and sidewalks. The plan has not yet been finalized.
- The Town needs to make sure all infill lots have proper ingress and egress, with access to public transportation.
- Storm drainage needs to be evaluated throughout to ensure systems are working properly. Standing water is a breeding ground for mosquitoes in the summertime. Many times shallow ditches/swales that were created for drainage gets filled in over time preventing proper runoff. In addition, driveways should have pipes under to connect with the drainage swales so drainage flows without running into the road. Can't divert water from one storm problem to another. Legally you have to look at the topo, where it drains and how to resolve it.
- Drainage issues should be planned for during construction because it becomes more difficult later to resolve problems.
- 2012 Roads Report address road repairs for many of the problems previously discussed.
- Comprehensive Plan lists 281 infill lots available throughout town limits. A map will be created showing the location for all infill lots.

- Perryville Fire Department substation at I-95 and MD222—investigate the possibility of extending Town water and sewer. What were the issues during development of the site to add public infrastructure?
- Storm water management ponds are to be maintained by the community's homeowner association. If not maintained properly the Town or the County can get them fixed and attach costs to the surrounding properties.
- The Town is identifying areas within town limits where sidewalks need to be and will apply for funds from Retrofit Initiative through State Highway. Need to look at increased impervious area and drainage issues.
- Identify areas that need street lighting. There are some communities that have none at all because it wasn't a requirement during development of the site. People don't always want street lights because then it's too bright. Lighting should be provided for safety concerns for the community.
- There are many areas throughout Town where joggers run in the street because of no sidewalks and the streets are narrow. Sidewalks and lighting would provide safety.
- During the charrette for Garrett Point many of the property owners did not want sidewalks because of the maintenance; snow shoveling, repairs, who's libel if someone falls, etc. Some of the older communities have no right-of-way along the road so in order to build a sidewalk the property owners have to give up a portion of their property.
- All members of each community have to buy into improvements for it to be successful, however many of the population say no for any reason, looking for reasons to say no.
- Improvements such as sidewalks, curb and gutter, or proper drainage increase property values.
- Sidewalks and bike paths are more popular now because people are out and it's a healthy way of life.
- Town of Perryville is a major growth area not only from the Town's perspective but the County's too. The County is currently changing all their zoning to high growth which could impact the Town's growth areas. Even though the County has no jurisdiction over the Town of Perryville, when land is annexed Town zoning must be comparable to the County zoning.
- Artesian is going to be a major player in Cecil County. They bought Port Deposit's waste water and they are on the northern boundary of the Town of Perryville. They are working with Cecil County to bring water and sewer lines through and that could impact our growth area. Rising Sun is also part of their expansion.

The following is a list of priorities that was created during discussion:

Infill Areas:

- Proper or appropriate ingress and egress to sites
- Roads in established neighborhoods:

- Perryville Manor
- Gotham Bush
- Do improvements incrementally

Roads—to allow growth in Town:

- Intersection of Route 40 & MD222 – to be resolved by Jan 2014
- Possible extension of Coudon Blvd.
- I-95 & MD222 upgrades.

Drainage – in older communities, address incrementally:

- Downtown at railroad bridge
- Perryville Manor/Richmond Hills
- Gotham Bush
- Along Frenchtown Road

Sidewalks & Lighting:

- St. Marks Church Road – sidewalks to high school and 222.
- Implement sidewalk plan prepared by Wilmapco.

Ms. Skilling indicated we'll send the list of priorities to everyone for review. I'll send it as a word document so you can add or delete and send it back, and send it to all so everyone can see it and then we'll get it finalized.

MOTION was made by Mr. Reich and seconded by Mr. Jack to approve the March 21, 2011 Planning and Zoning Meeting minutes as written. 1 abstained: Mr. Roath not in attendance. **Four in Favor. Motion Passed.**

Motion was made by Mr. Reich and seconded by Mr. Jack to adjourn the meeting at 8:40 p.m. **All in Favor. Motion Passed.**

Respectfully Submitted,

Dianna M. Battaglia
Planning & Zoning Coordinator