

**Planning & Zoning
Meeting Minutes
June 20, 2011**

ATTENDANCE: Michael Fortner, Pete Reich, Michael Dawson, Ray Ryan, Priscilla Turgon, Town Planner Mary Ann Skilling, and Planning & Zoning Coordinator Dianna Battaglia.

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

NEW BUSINESS:

Mr. Fortner extended a warm welcome to Commissioner Michael Dawson.

Ms. Battaglia provided information about the Maryland Planning Commissioners Association (MPCA) and the annual conference to be held November 9th and 10th in Cambridge. As more information becomes available it will be shared with all members.

Discussion continued regarding the association membership and a chance for Perryville to step up as a representative for Cecil County.

Ms. Skilling indicated that Maryland Department of Planning provides the education course for Planning Commission and Board of Appeals members which is now available online. Attending the MPCA meetings provide interaction with other Planning Commission members for common issues and areas of concern.

Mr. Fortner stated the mission is to educate Planning Commissioners. If someone wants to do that it would be educational.

Mr. Reich expressed interest in attending the conference.

More discussion continued regarding Town support for attendance with expenses incurred in order to attend. As more information is received it will be forwarded to Mr. Reich and other members for consideration.

APPROVAL OF MINUTES:

MOTION was made by Mr. Reich and seconded by Ms. Turgon to approve the May 16, 2011 Planning and Zoning Meeting minutes as written. 1 abstained: Mr. Dawson not in attendance. **Four in Favor. Motion Passed.**

Ms. Skilling provided a list of projects as background information:

TO: Planning Commission Members

RE: *Update on Development Projects and Possible Zoning Ordinance Changes*

I would like to take this opportunity to update members of the Planning Commission on the status of projects that have come before us over the last few years. I believe this information will be helpful to our new members to see the projects reviewed and their status. Below is a list of projects and their present status:

Construction Completed:

Beacon Point – 233 single family dwellings

PROPERTY OWNER: *Beacon Point Homeowners Association*; APPLICANT: *J.R. Crouse Holdings, L.L.C.*, LOCATION: *Perryville, MD*; Tax Map 29, Parcel 713, Zoned R1. Complete.

Fairgreen Senior Apartments – 92 apartment dwelling units

PROPERTY OWNER/APPLICANT: *Fairgreen Apartments Associates Limited Partnership*; LOCATION: *100 Greenway, Perryville, MD 21903*; Tax Map 801, Parcel 23, Zoned R2. Complete.

Perryville Station Shopping Center - 56,091 sq. ft. commercial development

PROPERTY OWNER/APPLICANT: *Perryville Station, LLC.*; LOCATION: *5301 Pulaski Highway*; Tax Map 800, Parcel 542, Zoned C-2. Complete.

Perryville Station Pad Site A, Dunkin Donuts - 1880 sq. ft drive thru fast food restaurant. PROPERTY OWNER/APPLICANT: *Perryville Station, LLC*; LOCATION: *5301-Q Pulaski Highway, Perryville, MD*; Tax Map 800, Parcel 542, Zoned C- 2. Complete.

Perryville Library- 25,5000 sq.ft

PROPERTY OWNER: *County Commissioners of Cecil County, c/o Cecil County Public Library*; APPLICANT: *Cecil County Public Library*; LOCATION: *500 Coudon Boulevard, Perryville, MD*; Tax Map 800, Parcel 622, Lot 7, Zoned MUD. Complete.

Perryville Middle School- addition to school and parking lot, total limit of disturbance 14.50 acres +/-

PROPERTY OWNER: *Board of Education*; APPLICANT: *Site Resources, Inc.* LOCATION: *850 Aiken Avenue, Perryville, MD*; Tax Map 801, Parcel 207, Zoned R1. Complete.

Linkous Family Homes at McMullen's Landing– 5 - 3 unit condominium buildings, 15 units total. PROPERTY OWNER/APPLICANT: *Linkous Builders*, LOCATION: *McMullen's Wharf, Perryville, MD*; Tax Map 801, Parcel 725, Zoned CM. Complete.

Frenchtown Crossing – 66 dwelling units-townhomes

PROPERTY OWNER/APPLICANT: Gemcraft Homes Forest Hill, LLC; LOCATION: Rustic Court, Perryville, MD; Tax Map 800, Parcel 527, Zoned R-2; Critical Area designation IDA. Public infrastructure to be dedicated to the Town; 3/2011—Fred Sussman working with Mary Ann Hammel (Gemcraft-s attorney) for final documents.

Principio Medical Center – Phase I- 1- 2 story, 24,000 square foot medical office building. *PROPERTY OWNER: MMIG, LLC; APPLICANT: Union Plaza, LLC; LOCATION: 4863 Pulaski Hwy, Perryville, MD; Tax Map 29, Parcel 484 & 545, Zoned C2. Complete.*

NBRS (National Bank of Rising Sun) at Principio Health Center – Final Site Plan approved by the Planning Commission on 2/17/09 with conditions. *PROPERTY OWNERS: Perryville Medical Center I, LLC; APPLICANT: Grubb Contractors, Inc.; LOCATION: 4871 Pulaski Highway, Perryville, MD; Tax Map 29, Parcels 484/545; Zoned C-2, .5 acre. Complete.*

East Coast Liquors – permitted use in Highway Corridor Overlay District; *PROPERTY OWNER & APPLICANT: Pravina C. Patel; LOCATION: 5279 Pulaski Highway, Perryville, MD (aka Ferrari's/Giant Liquors); Tax Map 29, Parcel 708, Zoned C-2. Final Site Plan approved 3/16/2009 pending final landscape plan inspection.*

Concord Apartments – proposed 2,150 sq. ft. community building at Mill Creek Road location; all apartments at Mill Creek and Aiken Avenue to be renovated. *PROPERTY OWNER/APPLICANT: Kathy Ebner, Case Edwards Management; LOCATION: 152 Mill Creek Road, Perryville, MD; Tax Map 802, Parcel 821, Zone R-3. Complete—dedication and grand opening 3/17/2011.*

Perryville Yacht Club Phase I (Owens Landing IV)- 30 unit condo building. *PROPERTY OWNER: Yacht Club Land Co., LLC; APPLICANT: Yacht Condo Construction, LLC., 4200 Madonna Road Jarrettsville, MD 21084; LOCATION: Roundhouse Drive, Perryville, MD; Tax Map 801, Parcel 834, Lot 35, Zoned RM. New owners: 231 Roundhouse LLC, Contact Name: Mike Khatiwala.*

Hollywood Casino Perryville – 1,500 video lottery facility.

PROPERTY OWNER: Penn Cecil MD; APPLICANT: Penn National Gaming; LOCATION: Rt.222/I-95; Tax Map 29, Parcel 70, Lot 1, Zoned CEMUD. Final completion items pending; U&O issued.

Under Construction (building permit issued):

Hawkins Court – 4 single family homes
*PROPERTY OWNER/APPLICANT: Coale Hawkins; LOCATION: Harford Street at Elm Street; Tax Map 801, Parcel 767, Zoned R-3
3 units completed (rental), 1 under construction*

Pre-Construction (close to receiving building permit:

Woodlands Perryville- Mixed Use Development: commercial, residential, institutional; total of 246 residential units proposed; PROPERTY OWNER: Perryville Holdings, LLC; APPLICANT: Town Point Development; LOCATION: Both sides of Coudon Boulevard between Route 40 and Route 7, Perryville, MD 21903; Tax Map 800, Parcels 4, 622, 635, 820, Total Gross Area 81.30 acres; Zoned R-2, C-2.

Received MUD zoning by M&C at Town Meeting held on 2/3/2009.

Received Preliminary Plan approval on 3/16/2009.

Preliminary Plan for Phase I approved by Planning Commission on 10/19/2009. Final Site Plan for Phase I submitted for review at meeting on 3/15/2010—pulled from agenda; to discuss issues at 4/19/10 meeting; grading permit issued; Phase 1a under review.

Projects Under Planning & Zoning Review:

Principio Medical Center- Phase II – proposed 2 story, 24,000 square foot medical office building.

PROPERTY OWNER: MMIG, LLC; APPLICANT: Union Plaza, LLC;

LOCATION: U.S. Route 40, Perryville, MD; Tax Map 29, Parcel 484 & 545, Zoned C2.

PWA 2/6/2009; per Ryan Woerner 4/23/09 they are holding off starting this building until they get more tenant interest.

Chesapeake Overlook – Proposed mixed use development to include gaming facility, retail, entertainment and residential units.

PROPERTY OWNER&APPLICANT: Principio Iron Works, Inc.; LOCATION: I-95 & Route 222, and Cokesbury Road, Perryville, MD; Tax Map 29, Parcel 70, 100.00 acres. Received rezoning to CEMUD (Commercial Entertainment Mixed Use Development) 6/2/2009 by M&C at Town Meeting.

Amenity Landscape Plan 9/27/2010; Fulton Bank letter of credit \$128,795; final inspection for road, landscaping and additions to site plan.

Cedar Corner – proposed 81 single family units.

PROPERTY OWNER/APPLICANT: Cedar Corner, LLC; LOCATION: North side of Cedar Corner Road east of Ingleside Avenue and Harvest Lane; Tax Map 29 & 800, Parcels 134 & 667, Zoned R-1.

Concept Plan submitted to Planning Commission 9/21/2009; revisions discussed at Planning Commission work session 10/8/2009; new concept plan submitted for Planning Commission on 11/16/2009 and approved. Developer was to work with Cecil County regarding road improvements and stormwater management prior to Preliminary Site Plan submittal to the Town. Project is presently on hold.

Frenchman Land Warehouse – proposed 50,000 sf warehouse space and 25,000 sf office building; **PROPERTY OWNER:** Frenchman Land Company, Inc., 160 Seneca Shore Road, Perryville, MD 21903; **APPLICANT:** R.J. Engineering Corporation; **LOCATION:** 950 Principio Furnace Road, Perryville, MD 21903; **Tax Map 34, Parcel 89; Zoned L-2; 16.000 acres.**

Preliminary Plan approved by Planning Commission on June 21, 2010 excluding the proposed office building and required parking (changes have been made to include offices in L-2).

Grose Subdivision- 5 single family dwellings located off of Broad Street/Ellis Court, new road name-Jan Court. **PROPERTY OWNER/APPLICANT:** Perry & Janice Grose; **LOCATION:** South side of Broad Street; **Tax Map:** 801, Parcel 14 & 58, **Zoned R2.**

Subdivision Plan approved by Planning Commission on August 16, 2010; Jan Court approved by Emergency Management Services (EMS) 12/28/10 and approved by M&C.

Neff Subdivision – subdivision of property for separation of Perryville Post Office (Federal Lease agreement). **PROPERTY OWNER/APPLICANT:** David L. Neff; **LOCATION:** 618 Broad Street; **Tax Map 801, Parcel 245, Zoned TC.** *Final plat approved 4/7/2011.*

Concept Stage:

Garrett Point – 62 rental units, combination apartments and townhouses; **APPLICANT:** Home Partnership of Cecil County, Inc., Conifer Realty LLC, 626 Towne Center Drive, Suite 205, Joppatown, MD 21085; **PROPERTY OWNER:** Farmers & Merchants Bank, 15226 Hanover Pike, Upperco, MD 21155; **LOCATION:** Charles Street/Richmond Street, Perryville, MD; **Tax Map 800, Parcels 634, 696, 805, 732; Zoned R-1, R-3; 10.34 acres.** *Concept Plan submitted for review 9/20/2010—tabled pending Traffic Impact Study and Signal Warrant Study; revised Concept Plan submitted 12/3/10 for 12/20/10 meeting—pulled from agenda 12/20 at 4:45p.m. by Pat Wagner; added to agenda for 1/18/11 meeting, approved for the applicant to move forward with conditions (approval of stormwater from Cecil County DPW, submission to Cecil County Technical Advisory Committee for review, and providing Traffic Impact Study for MD222 and US40); M&C did not provide letter of support and financial contribution for new construction part of proposal.*

PENDING AMENDMENTS TO THE ZONING ORDINANCE

Amendments to the following sections are being considered to clarify inconsistencies, ambiguities, promote a more business friendly atmosphere and promote a Transit Oriented Development in the Town:

- *Article II Basic Definitions and Interpretations*

- *Article IX Zoning Districts (Town Center, and Neighborhood Business District)*
- *Article X Permissible Uses*
- *Article XI Supplementary Use Regulations*
- *Article XV Signs*

One of the duties of the Planning Commission is to make recommendations to the Town Commissioners concerning proposed zoning amendment requests.

These changes must be reviewed and approved by P&Z and a public hearing held on the changes. After the public hearing, a recommendation on the proposed changes must be sent to the Mayor and Commissioners for consideration. The Commissioners will also hold a public hearing on the changes.

(Note: meeting included general discussion of each project for background information only. No formal action by the Board on any project.)

Motion was made by Mr. Reich and seconded by Mr. Ryan to adjourn the meeting at 7:55 p.m. **All in Favor. Motion Passed.**

Respectfully Submitted,

Dianna M. Battaglia
Planning & Zoning Coordinator