

**Planning Commission
Meeting Minutes
October 17, 2022**

ATTENDANCE: Jim Baxendell, Julie Rachel, Kush Patel, Al Fuller, Sabian Woodard, Dianna Battaglia, and Amanda Paoletti

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

APPROVAL OF MINUTES:

The minutes for the September 19, 2022 meeting were unanimously approved as written.

New Business:

Ms. Julie Rachel introduced and welcomed new Planning Commission member, Mr. Sabian Woodard.

Old Business:

**A. ZC2022-068: Zoning Certificate Application, Laundromat Addition. 5404 Pulaski Hwy, Perryville, MD 21903. Map 34B, Parcel 47, Zoned C-2 (Highway Corridor)
Applicant: John Zhang**

Ms. Dianna Battaglia reminded the Planning Commission that this is a continuation from last month because the plan was tabled until the Planning Office had received input from State Highway Administration (SHA). She noted that SHA has since responded and has indicated that since the project is not a new use and no work is being performed in the Right of Way, there are no SHA requirements. She stated that she had added a portion to the staff report regarding the site access and recommended re-evaluating the site in a year to see if the lack of a defined entrance/exit caused any traffic concerns and then require improvements as necessary.

Mr. Karl Fockler, attorney for Mr. Zhang reiterated that SHA did not require any additional measures to be taken and that requiring improvements after a year would cause undo hardship to his client.

The Planning Commission spoke amongst themselves to determine what the one year oversight would mean and if it was unfair to the applicant. The Commission asked Dianna if they were waiving any particular requirements, to which she explained there were not requirements for them to waive.

Mr. Baxendell made a motion to approve the Zoning Certificate with the following conditions:

1. Building permit is obtained from Cecil County.
2. Project meets all requirements of Town, Cecil County and State, as applicable.
3. Barriers are installed between parking spaces and the building addition to prevent collisions into the building.

The motion was seconded by Mr. Kush Patel and unanimously approved.

Staff gave a quick report of upcoming events, which each member of the commission received a flyer for.

Adjournment:

With no further comments from the community and without objection the Planning Commission meeting adjourned at 6:52 p.m.

Respectfully Submitted,

Amanda M. Paoletti
Planning Coordinator