

**Planning Commission  
Meeting Minutes  
October 18, 2021**

**ATTENDANCE:** Christina Aldridge, Al Fuller, Jim Baxendell, Dianna Battaglia, Amanda Paoletti

**Also in Attendance:** John Vontran (Tiki Lees)

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

**APPROVAL OF MINUTES:**

The minutes for the August 16, 2021 meeting were unanimously approved as written.

**Introduction of George Patchell**

**Old Business:**

Ms. Battaglia updated the Planning Commission on her review of the model ordinance for the Critical Area. She advised the commission that she would be sending the ordinance to Michael Grassman from the Critical Area Commission for his review, then to the Town Attorney, and finally bringing it to the Planning Commission for approval.

**New Business:**

**Tiki Lees Concept Plan – 31 River Road LLC – Zoned RM – Marina/Restaurant/Event Venue**

Mr. John Vontran presented the plan for the Tiki Lees project. He indicated that it was a two-phase development. The first phase would be the restaurant/pool area and the second phase would be the two-story catering hall. Weddings and parties would be the target audience for the hall. The restaurant would employ 100 people and the catering hall would take 50 of those employees.

Mr. Baxendell asked if any additional parking would be provided. Mr. Vontran advised that parking would be added as required by the code.

Ms. Aldridge asked for a clarification as to what the habitat protection area was shown on the plat. Mr. Vontran believed it was a misplaced label.

Ms. Battaglia reviewed her staff report for the project. She indicated that the property was zoned as RM for Residential Marine. A standard restaurant is permitted in the district as an accessory to an operating marina, which is what it is. The property is located within the IDA are of the Critical Area which further restrict the property. Michael Grassman will aid the office to make sure all regulations are addressed. The property is also in the Floodplain, which has additional requirements to be met, including an elevation certificate. Water/Sewer requirements as well as grease trap requirements will be reviewed by the Town Engineer. Parking requirements will be addressed as the plan progresses based upon seating and employees. Landscaping and screening will be required between the property and residential properties. Dumpsters are required for solid waste and will be required to be screened.

The Staff recommendations were as follows:

1. Applicant shall confirm compliance with the Special Exception conditions of approval.
2. Applicant shall submit proposed storm water plans to Cecil County for review and concept approval, with a copy provided to the Town.
3. Water and Sanitary Sewer service will be provided by the Town of Perryville following Town specifications and details. The Town Engineer and Department of Public Works will review proposed plan with required usage and provide comments prior to Preliminary Plan.

4. Applicant shall provide required information to the Critical Area Commission for review and approval.
5. Meeting all requirements by Town, Cecil County and State, as applicable and as stated in the Staff Report.

Mr. Fuller motioned to approve the plan with the conditions. Mr. Baxendell 2<sup>nd</sup> the motion, and the plan was approved with the staff recommendations.

Mr. George Jack (from the audience) asked how many seats were there going to be. Mr. Vontran stated about 100 seats.

Several members of the audience asked for some clarification on the plan and Mr. Vontran explained the plan to them, including the location of the Tiki Bar, the number of seats, and the parking rationale. Mr. Vontran explained that additional parking will be provided on 12 River Road. Ms. Battaglia reassured the audience members that the parking spaces will have to be shown on future plans.

**General Discussion:**

There was no general discussion.

**Adjournment:**

Without objection the Planning Commission meeting adjourned at 6:58 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator