

**Planning Commission  
Meeting Minutes  
February 24, 2020**

**ATTENDANCE:** Robert Turgon, Pete Reich, Henry Barrett, Elizabeth Charleton, Dianna Battaglia Planning Director.

**Meeting called to order at 6:30pm.**

**APPROVAL OF MINUTES:**

Without objection minutes from December 16, 2019 were approved as written.

**Election of Chairman and Co-Chairman:**

Ms. Battaglia stated it is required annually per the Zoning Ordinance; each year at this time a Chairman and Co-Chairman are elected.

Mr. Reich explained he can't make motions and he can't make nominations, as a personal thing for me I don't believe I should be making motions. I don't want to push anything on the board (Commission).

Ms. Battaglia explained Mr. Jack has resigned at the end of his term and did not wish to seek reappointment.

Mr. Barrett asked for nominations.

**Motion** made by Mr. Turgon and seconded by Mr. Reich to nominate Mr. Barrett as Chairman. **All in Favor. Motion Carried.**

**Motion** made by Ms. Charleton and seconded by Mr. Reich to nominate Mr. Turgon as Co-Chairman. **All in Favor. Motion Carried.**

**General discussion:**

**12 River Road:** Ms. Battaglia stated Carpenter Engineering LLC has submitted a shoreline application for permit to the Maryland Department of the Environment to obtain authorization to perform work in tidal wetlands at this property. The project proposes to replace all existing timber piles, piers and breakwaters, and reconnect the existing floating docks. The existing boat lifts and PWC lifts will be replaced in kind. Nine existing fixed finger piers will be extended by three feet in length for a total of 81 square feet of new pier area. Additionally, the project proposes to construct a replacement timber bulkhead with a channelward encroachment of 18 inches or less, length of replacement bulkhead is approximately 1,100 feet. The applicant has been advised they need a Zoning Certificate for Town approval. MDE approves all waterway permits. This application does not include dredging. I believe they are still going through that process. Mr. Turgon had conversations with the property manager and indications to him was that the dredging was going to be done, you have to do that in the winter and I think the plan is their going to dredge this next coming winter and that should really help out. Discussion continued regarding the dredging process and various options that can be used.

Mr. Turgon stated I heard the meeting with the condo owners went okay but they're still not alright with the restaurant because of the height.

Ms. Battaglia responded they haven't submitted any plans for that. It would be built over the water and there are additional permits with other requirements. It could be they are looking at this year's boating season and trying to get docks in place for boat slip rentals.

Discussion continued regarding the current condition of the marina. There are many residents at the condos in support of the restaurant there but the verbal comments here during the Board of Appeals hearing were the people directly affected by the restaurant.

Mr. Turgon stated I live at the condos for a long time and I know it's going to affect us but at the same time if you set aside the condo group and look at the whole city, this waterfront, I came here fifteen years ago and the waterfront along here was horrible. It was like a dumping ground and the Town and whoever has done a great job of cleaning everything up. That marina is shot. It needs to be rebuilt. And so for the Town I think it's going to be great because now you'll have a couple of extra restaurants to draw to and it's going to draw people in. If you go up to Lee's Landing, I go up by boat and that place is packed. So the guy who runs the restaurant is pretty sharp.

Discussion continued regarding the waterfront in general and boaters come from all over. People will drink on their boats and a lot of people on the weekends live on their boat. Many of the condos are rented. When the condos were first built and it was full everyone had a good time. They sat out on the docks, drank, had their guitars, sing, and had a good time.

**Community Outreach Meeting at Minker Hall:** Ms. Battaglia reported the property owners of 68 Heather Lane, the location of the former outlet mall, will be holding a Community Outreach Meeting on March 5, 2020 at 6:00 p.m. It is being held by the owners of 68 Heather Lane, the former outlet property. The owners want to resubmit plans for the warehouse again and we did have a pre-application meeting. The Mayor and Commissioners had specific reasons for denial and the court upheld the decision. Commissioner Reich indicated what was coming from the board was where it was located. We have a warehouse in town but it's located on the edge of town and away from most of the owners. It is zoned commercial and we don't have a problem with that; we didn't ask them to close, they just went out of business. In order for a warehouse to go in there they have to have a zoning change and that has to come through the Mayor and Commissioners. Some notification has been provided to residents about the meeting and there should be a large turnout. Traffic is going to be around whether a warehouse happens or not. The property owners purchased the property because of its location in close proximity to I-95. In this day and age with the ease of ordering what we want, when we want it, it has created the demand for warehouse space and makes these locations critical. Principio Business Park includes many warehouses, there is other warehouse construction going on (MD272) behind Walmart and all that traffic will be local. The new interchange at Belvedere Road won't be done until 2022. Discussion continued regarding workforce personnel for the warehouse jobs.

Commissioner Reich stated during the strategic planning meeting it was discussed that we need to do intelligent planning to determine infrastructure capacity and needs.

General discussion continued regarding other development and redevelopments plans. Commissioner Reich stated we have to remember to consider: do we have infrastructure to support that, or what do we need to do to get the infrastructure. Public Works is doing a lot of work regarding inflow and infiltration.....checking sewer pipes and correcting problems.

**Adjournment:**

Without objection the Planning Commission meeting adjourned at 7:21 p.m.

Respectfully Submitted,

**Dianna M. Battaglia**  
**Planning & Zoning Director**