

**Planning Commission
Meeting Minutes
March 15, 2021**

ATTENDANCE: Julie Rachel, Jim Baxendell, Robert Turgon, Tim Snelling, Dianna Battaglia, Amanda Paoletti

Also in Attendance: Steve Jacobsen (Great Wolf Lodge), Amy DiPietro (MRA), Dwight Thomey

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

APPROVAL OF MINUTES:

The minutes for the January 25, 2021 meeting were unanimously approved as written.

New Business:

A. Amendment to FO2019-01: Final Site Plan for Great Wolf. Tax Map 29E, Parcel 70, Lot 3, 43.13 Acres. Zoned C-2.

Ms. Dianna Battaglia introduced Mr. Steve Jacobsen from Great Wolf Lodge to provide a brief presentation of the Great Wolf Lodge project.

Mr. Jacobsen thanked the Council, Mayor, and Staff for creating a development path that makes sense and everything they've done to help Great Wolf Lodge. This is the first time that he's expanded a project before a shovel has been in the ground. He indicated that it was a testament to the market and how much the company believes in this lodge and location. He noted that this will be the largest lodge in the entire portfolio and possibly the largest in the Mid-Atlantic.

Mr. Jacobsen introduced the key staff including Mr. Dwight Thomey as legal representative, Amy DiPietro as Civil Engineer, and Gary Stewart from Stewart Properties. They are currently bidding out the project to Turner who is the General Contractor. He stated that sometime in the 2nd quarter – early 3rd quarter to start construction.

Mr. Jacobsen stated that the purpose of the amendment was to add approximately 200 rooms. The water park has previously been approved for expansion. Water and Sewer capacities have been negotiated and impact fees have been agreed upon. He stated that this project would create approximately 750 jobs.

Mr. Jacobsen then provided the Planning Commission with several plans that provided the approved building and the proposed new expansions. A rendering of the proposed site was also provided.

Mr. Robert Turgon expressed concern over the distance from parking to the entrance and asked if a shuttle was going to be provided. Mr. Jacobsen mentioned that the canopy has an additional traffic lane to drop off their car and that they are offering hand-held check in to eliminate lines at check in.

Mr. Jacobsen provided information regarding minor improvements proposed to the I-95 off-ramp. Ms. Amy DiPietro further explained that the improvement is a 250' acceleration lane at the off-ramp and some signal adjustments. She indicated that all of the work could be done without any road closures.

Mr. Turgon asked if it was the northbound exit. Ms. DiPietro confirmed that fact.

At the final part of the presentation Mr. Jacobsen provided pictures of other Lodges to provide a visual of the proposed project.

Ms. Battaglia presented her Staff Report to the Planning Commission. She provided the Planning Commission with the process for an amendment to the approved site plan, indicating that the Mayor and Commissioners would hear this project at the April 6th meeting. Ms. Battaglia stated that the project is consistent with the intent of the approved plan and the applicants meet the required parking and sewer & water capacity, and the improvements to the lines are currently in the process and should happen at the same time that the hotel begins construction. Ms. Battaglia also pointed out that the Stormwater Management Plans have been submitted to the County. Ms. Battaglia spoke about the update of the Economic Impact Report that was updated by Sage Policy Group and emphasized that this project is great for this area, this region, and this state.

Ms. Battaglia read the Staff Recommendation which was as follows:

Town Staff believes this expansion of the hotel and waterpark is consistent with the General Development Plan, meets the purpose, intent and development standards of the CEMUD Floating Zone, and complies with the approved Preliminary Site Plan. The amended Final Site Plan has been modified for the expansion of the waterpark and additional rooms and continues the use as previously approved.

The following are recommended conditions for approval of the amended Final Site Plan:

- (1) Stormwater Management Plan and Sediment and Erosion Control Plan are revised and approved by Cecil County.*
- (2) Forest Conservation Plan is revised and approved by Cecil County.*
- (3) Landscape Plan is revised and approved by the Town.*
- (4) MDOT SHA to review the Traffic Impact Report and provide comments and approval of the improvements described in the report.*
- (5) Public Works Agreement (PWA) is executed with the Town that guarantees that Great Wolf will construct public water or sewer facilities as are necessary to address the project expansion.*
- (6) Legal agreements revised as applicable, including the Economic Development Agreement.*
- (7) Final Site Plan shall be filed and recorded among the county land records together with signed copies of all relevant covenants and documents.*
- (8) Great Wolf shall deposit in escrow with the Town an irrevocable letter of credit in a form satisfactory to the Town in an amount determined by the Town sufficient to ensure timely completion of necessary road improvements, road repairs from damage that may occur during construction, and other improvements to be installed per the public works agreement.*

Jim Baxendell made the motion to recommend approval to the Mayor and Commissioners for the proposed expansion meeting the conditions as read by Ms. Battaglia. Robert Turgon seconded the motion.

All voted in favor. Motion carried.

B. SUP2021-01 Resubdivision Plat Chesapeake Overlook Lot 4, Chesapeake Overlook Parkway, Tax Map 29E, Parcel 70, Lot 4, Total 13.33 Acres, Zoned CEMUD.

Ms. Battaglia presented her staff report to the Planning Commission. She explained that the purpose was to create a separate 5.36-acre tract for the existing Stormwater Management pond and the remainder of the 7.97 acres of the parcel will remain designated for future development. All existing easements are to remain the same. Great Wolf Lodge will take ownership of the Stormwater Management Pond and will be responsible for the maintenance of the pond.

Ms. Battaglia noted that the topography of the parcel does not lend itself to full development.

Ms. Battaglia explained that the project must meet the objectives of the Comprehensive Plan and Subdivision Requirements. This proposal does meet the requirement of each. It was noted that the remainder of the parcel must be developed in accordance with normal procedures. The 5.36-acre parcel requires modifications to the Subdivision Regulations which is allowed by the Planning Commission due to topography and existing conditions. The parcel is not

planned for future development; however, the Planning Commission must approve the subdivision because of compliance with the Transportation Plan & other features of the Comprehensive Plan and Zoning Ordinance Requirements. Three quarters of the Planning Commission must vote favorably to approve the modifications.

Ms. Battaglia listed conditions of approval to the Planning Commission that included the modification from compliance to the Comprehensive Plan and Town Code, that the 7.97-acre remainder be developed in accordance with standard procedure, the Final Plat be prepared with signatures, and that the final plat is recorded. She asked for any further questions from the Planning Commission.

Mr. Jacobsen stated that the reason that Great Wolf Lodge is proposing this subdivision so that they could own the land and control the destiny of the pond since it is them that drains into it.

Ms. Dianna Battaglia stated that the modification is being requested because there is no need for the parcel to meet the normal requirements such as access and utilities. She provided the conditions of approval as listed below:

1. *Modification from compliance to the Comprehensive Plan, Town Code and zoning development standards for the 5.36 acre portion, to continue use for storm water management, with all existing easements, wetlands and buffers to remain unchanged and undisturbed. Portions of the areas identified as afforestation, reforestation, and forest retention will continue to be subject to compliance to Forest Conservation Regulations.*
2. *Lot 4 7.97 acre portion will be developed in compliance with the Comprehensive Plan and the zoning district and layout designed in accordance with standards of Town Codes, with the current CEMUD zoning.*
3. *Final Plat shall be prepared with signatures of Property Owner and Surveyor Statement. Signature boxes to include Town of Perryville Planning Commission Chairman, Town of Perryville Planning & Zoning Director, and Cecil County Health Department.*
4. *After approval and signatures are complete the Final Plat shall be recorded at the Cecil County Land Records. Town requires 1 Mylar, 2 paper copies and 1 digital version in addition to those copies required for Cecil County and others. After recordation the required number of Plats shall be returned to the Planning & Zoning Department.*

Mr. Turgon motioned to approve the Preliminary Plat as presented. Ms. Julie Rachel seconded the motion.

All voted in favor and the motion carried. Mr. Baxendell was not able to vote via the webinar and expressed his approval in an email.

General Discussion:

There was no general discussion.

Adjournment:

Without objection the Planning Commission meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Amanda M. Paoletti
Planning Coordinator