

**Planning Commission
Meeting Minutes
August 19, 2019**

ATTENDANCE: George Jack, Robert Turgon, Pete Reich, Elizabeth Charleton, Dianna Battaglia Planning Director.

Also in attendance: Mayor Ashby, Commissioner Ryan, Amy Dipietro of MRA, and Chris Rogers of AECOM.

Meeting called to order at 6:30pm.

APPROVAL OF MINUTES:

Without objection minutes from July 15, 2019 approved.

New Business

A. SUP2019-01 Preliminary Plat Subdivision

Amy Dipietro of MRA explains that before you is the preliminary plat of the Chesapeake Overlook project. We are now at the point in the project where we are ready for subdivision of lots to be utilized for each phase of the development. She briefly discusses required easements and the elimination of unnecessary easements to be removed. Public Road, Stormwater, forest conservation and concept plans have been submitted to the necessary departments for review and comment regarding the Great Wolf project as a whole.

Commissioner Reich asks if we show the current stormwater facilities on these plans. To which Amy responds that no that information would not be included in subdivision plans.

Dianna Battaglia provides a brief background on the property development over the years. The General Development plan was presented and approved for Chesapeake Overlook back in 2009 along with the Hollywood Casino. Recently there was another 11 acres annexed into this area to compliment the development. What is being presented now is subdivision to accommodate the Great Wolf project phase. She briefly describes the remainder of the process and the project as a whole, ingress and egress for each new lot.

Mr. Jack asks if all new plots are showing on this plan. To which Amy says yes.

Dianna Battaglia continues to discuss the road and future dedication. Trash and utilities per requirements. Number 9 in the comments mentions discrepancies between parcel numbers on the subdivision plat and SDAT, so that should be investigated further. The acreage is also off in SDAT and that should be addressed.

Amy responds that a boundary survey was completed and their information is accurate.

Commissioner Reich asks about the original intent of Phase 1B and how it ties into this new subdivision and development. Mrs. Battaglia clarifies and explains that the new Great Wolf site will take the place of the original development plans for phase 1B. The General Development Plan amendment has been previously presented and details the change between phase 1B and phase 2. Phase 1B has been effectively eliminated and Phase 2 now takes its place for the Great Wolf hotel construction.

Mr. Jack asks if anyone needs clarification. Mr. Turgon asks for confirmation of residential development on the site. Brief discussion ensues.

Mr. Jacks asks for clarification regarding 3A under the amendments to Chesapeake Overlook Development. Mrs. Battaglia explains that this narrative was already in existence and that the developer is still required to meet our zoning requirements.

Ms. Charleton makes a motion to approve the proposed subdivision plat conditioned upon meeting staff report comments and any other comments discussed.

Commissioner Reich seconds.

All in Favor. Motion carried.

Dianna Battaglia informs the board that staff has also received plans for the road improvements for Chesapeake Overlook Parkway. The plans have gone to our engineer for review and are available should anyone want to look.

Chris Rogers explains that the plans have been received by his office and reviewed with minimal changes required to accommodate the hotel.

Mr. Turgon asks if there is any update on the microbrewery. Mrs. Battaglia says that we know their equipment has been ordered and the owners continue to make improvement its just moving slow.

Adjournment:

Without objection the Planning Commission meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Amanda Hickman
Planning & Zoning Coordinator