

**Planning Commission  
Public Hearing Meeting Minutes  
March 18, 2019**

**ATTENDANCE:** Henry Barrett, Robert Taylor, George Jack, Elizabeth Charleton, Robert Turgon, Dianna Battaglia Planning Director, Amanda Hickman Planning Coordinator.

Also in attendance: Steve Jacobson, Great Wolf Resorts, Amy DiPietro, Morris and Ritch Associates, Mayor Ashby, Commissioner Ryan, on behalf of the Perryville Fire Company.

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

**Introduction – File No. SP2019-01 – Preliminary** review for Great Wolf Resort at Chesapeake Overlook. Property Owner and Applicant: Great Wolf Resort Holdings, Inc.; Location: Chesapeake Overlook Parkway, Perryville, MD 21903; Tax Map 29, Parcels 70 and 733, Approx 44 acres, Zoned CEMUD.

Amy DiPietro, of Morris and Ritchie Associates representing Great Wolf resorts, provides brief history of Great Wolf Resorts. The 150 acre site is accessed via Chesapeake Overlook Parkway, there is an 28 acre parcel accessed from Cokesbury Road and bisected by a BGE right of way. The annexation of the 11 acre parcel 733 became affective in October 2018. For the purposes of the general development plan we have broken this project up into six phases. Phase One is the existing Hollywood Casino and hotel where the existing pylon sign is, both properties owned by the casino. Phase Two is the Great Wolf resort. Phase Three would be a mixture of retail and restaurant uses. Phase Four will be multi-family apartments with amenities. Phase Five would include 82 single family attached units and Phase Six would be 37 single family detached homes both being on the back of the property with access from Cokesbury Rd.

Back to the preliminary site plan for Great Wolf Lodge, as stated earlier the site is accessed from Chesapeake Overlook Parkway (pointing to drawings) the current road will be slightly redesigned from its current cul-de-sac to a boulevard style entrance to accommodate guest loading and unloading as well as delivery truck access to the rear of the property. There are approx. 800 guest parking spots with potential for 100 additional. There is a service/emergency access drive that goes around the perimeter of the building and another 100 parking spaces for employees. The building itself will have 500 rooms, 6 stories. This drawing shows a proposed conference space that we are still working through. We are also showing a 1 story storage building to contain all of the conference facility items such as tables and chairs. The large area in the middle of the resort is known as the dry area which includes the shops, restaurants, play area, etc. as you travel to the back of the facility you enter the indoor water park and from the I95 side you will see the water slide. To the West of the facility is the underground bunker which is used to house the chemicals and equipment necessary to operate the water park. Also, on the I95 side are the outside pool and deck area. There is also a proposed pedestrian connection between the resort and the Casino. The Town owns a 12" water and sewer main which we will be tying into. Stormwater management will be utilizing 2 existing facilities and a proposed new facility as well as micro swales/bioretenention areas per code requirements.

Phase Two, being Great Wolf, we expect to complete in 2-3 years. Phase Three we expect to be complete in 3-5 years, Phase Four 5-7 years and Phases Five and Six in 7-12 years. However, at this time all phases beyond Phase Two are complete speculation.

Dianna Battaglia provides her staff report and briefly touches on the CEMUD zoning that has been applied to this property. The purpose is to allow flexibility in the zoning, be consistent with Perryville's comprehensive plan and to encourage further economic investment. Chesapeake overlook and the proposed Great Wolf Lodge resort project meets all requirements, further detail can be found in the written staff report. The design standards for this site received approval from the Chesapeake Overlook review committee. The general development plan was approved by the Mayor and Commissioners at their March 5<sup>th</sup> meeting and is now

before you for the preliminary site plan. All information regarding parking, signage, elevations, etc. have been provided and are adequate. Final site plan will include stormwater and water and sewer.

Mr. Jack asks if there are any questions from the board.

Mr. Turgon asks if any studies have been done regarding the runoff projected for this project. Amy responds that yes the stormwater management is dealt with through the County and is a three step process, of which they are currently in Phase one (concept). She goes on to reiterate the plan to utilize 3 facilities on site (shows on drawing) as well as any required additional facilities.

Commissioner Taylor asks where the 1.6 parking space numbers are based off of. Steve Jacobson, of Great Wolfe Resorts, explains that the 1.6 number covers the employees and guests and is based off of number of rooms and is based on studies from the previous 17 projects completed.

Commissioner Taylor asks about proposed landscaping on site. Mr. Jacobson goes on to detail the landscaping of the space and how it revolves around the guest experience. Large up to the entrance and small shrubs around the pools, etc. A full design plan will come at a later date.

Commissioner Taylor asks for clarification on exterior signage to which Mr. Jacobson explains briefly.

Mr. Barret asks for clarification regarding water usage. Mr. Jacobson explains that estimated usage of all utilities was determined by looking at all previous 17 projects. Water and sewer usage and impact to the current system have been addressed with the Town and is adequate. Based on filtration and the way we recycle water within the park, there is actually more water used on the hotel side of the operation than the water park side.

Commissioner Taylor asks for input from the Fire Chief. Commissioner Ryan explains that he is impressed with what he has seen so far and is on board with what has been proposed. The building is fully sprinkled and meets code.

Brief discussion ensued regarding Great Wolf Resorts business plan, storage of chemicals, maintenance of the property, long term projections, etc.

Tim Myers, of the audience, asks what the projections are for job and if there are any estimates on the number of jobs will be held from residents of Cecil County. Mr. Jacobson explains that Great Wolf will may every effort to advertise positions locally but ultimately qualified applicants could be from any location.

Commissioner Taylor asks if any consideration has been given to solar power. Mr. Jacobson responds that no consideration has been given to that.

Mr. Jack asks if there are any additional questions, to which there are none.

### **Adjournment:**

Without objection the Public Hearing adjourned at 7:15 p.m.

Respectfully Submitted,

Amanda Hickman  
Planning & Zoning Coordinator