

**Planning Commission
Public Hearing and Meeting Minutes
February 23, 2015**

ATTENDANCE: Pete Reich, Larry Souder, Commissioner Ray Ryan, Robert Ashby, George Jack, Director of Planning & Zoning Mary Ann Skilling, and Planning & Zoning Coordinator Dianna Battaglia.

Public Hearing was called to order at 6:30 p.m.

Introduction – Ordinance 2015-05 Chapter 46 Floodplain Management:

Ms. Battaglia reviewed the Staff Report (attached). The report explains the National Flood Insurance Program, NFIP, for those who may not know this is a federal program and the Town of Perryville became a member in March 1977. As a member of the program the residents are able to purchase flood insurance. Flood maps are developed by FEMA (Federal Emergency Management Agency) periodically and when updated the regulations are reviewed for possible changes to be included. The latest change to the flood maps was from a coastal study. Previous maps typically looked at still water elevation during a flood event and the coastal study looked at other considerations such as wave height and how far the wave action would travel inland. So that was added to the latest maps, which did not exist prior. With that terminology we needed to add some definitions and some regulations to be consistent with that change. The regulations were reviewed by MDE using Maryland's model template for consistency throughout all municipalities and counties in the State. You have been provided with the Ordinance that was created by the Town Attorney which only has the revisions; the definitions added and other terminology needed to make sure our Code reflects the new maps, and is FEMA approved. The Town of Perryville is not impacted by the revisions as the wave action line follows the existing flood hazard area line in almost all areas. In the area of the condos the wave action may show approximately a foot up but for the most part it followed the flood line that had been there before.

Mr. Souder indicated and that's one of the reasons why the condos are all elevated and have substructures that allow water to come in and go out. All the things I've worked on at the condos I've come to you and there's never been any disagreement with anything down there.

Mr. Reich asked this is the one-hundred year flood?

Ms. Battaglia responded yes, the one-percent (1%) chance of flooding in any given year. I've also included information here tonight about the coastal study, newsletter that is on the Town's website, and Cecil County is holding a Public Open House March 4th from 6:00-8:00 p.m. at the Cecil County Emergency Operations Center on Chesapeake Boulevard in Elkton. We provide information to residents on the website and anyone who purchases a residence that is in the floodplain is required to have flood insurance by the lender. Mill Creek is now designated as a floodway, which impacted some properties such as the fire company, and wasn't on a map before.

Mr. Reich commented I don't know of how many people in the floodplain right now and you talk about the seller has to tell them, but how many people know to go to our website.

Ms. Skilling responded we do have some people come to the meetings and when we had the open house last year people did get a chance and an opportunity to go on the website with a representative to look at their property.

Ms. Battaglia stated I've had phone calls from property owners asking for information and have helped one on one.

Without objection the public hearing was adjourned at 6:40 p.m.

Planning Commission Meeting called to Order at 6:40 p.m.

Mr. Reich indicated we've just discussed Ordinance 2015-015 Chapter 46 Floodplain Management revisions and need to make recommendation for approval.

Motion made Mr. Ryan and seconded Mr. Souder to recommend approval of the revisions to Chapter 46 Floodplain Management to the Mayor and Commissioners. **All in Favor. Motion Carried.**

APPROVAL OF MINUTES:

Without objection the minutes for the January Planning Commission meeting, held February 2, 2015, were approved as written by quorum of attending members.

Adjournment:

Without objection the Planning Commission meeting was adjourned at 7:42 p.m.

Respectfully Submitted,

Dianna M. Battaglia
Planning & Zoning Coordinator