

**Planning Commission
Meeting Minutes
September 16, 2019**

ATTENDANCE: George Jack, Henry Barrett, Robert Turgon, Pete Reich, Ben Malesh, Dianna Battaglia Planning Director, Amanda Hickman P&Z Coordinator.

Also in attendance: George Reeves of JG Pertucci, Gerry Powell of Frederick Ward & Associates.

Meeting called to order at 6:30pm.

APPROVAL OF MINUTES:

Without objection minutes from August 19, 2019 approved.

New Business

A. CP2019-02 Concept Plan Perryville Outlet Re-development

Mr. Powell introduces the concept plan for the re-development, known as Plan B, to occupy the previous Perryville Outlet property to be used as commercial apartments. The development will contain 10, 3-story buildings with apartments occupying the top 2 floors. 253,000 sq/ft of multifamily apartment space, made up of one 1, 2, and 3 bedroom units, with each ground floor serving as commercial retail space. There is also one community building strictly for residential use. The property is zoned C2- these commercial apartments are permitted use per the Zoning Ordinance table of permissible uses. Currently there are no tenants slated to occupy the commercial retail spaces, those tenants will be determined at a later date. The project is proceeding on a speculative basis. Currently this property is 31.41 acres, with decaying infrastructure, and buildings. The existing buildings and improvements would be demolished completely. The development will retain existing water and sewer service. All stormwater and environmental regulations will be designed at a later date. There are two points of ingress and egress to the development one being Heather Lane and the other being Hillside Lane. We request Planning Commission approval for this development.

Commissioner Reich asks Mr. Powell to point out locations of buildings and parking on the plan itself for visual clarification. Also, asks if all roads are two way. Mr. Powell says yes, they will all be two-way roads. Brief discussion regarding active open space, potential trails and other amenities.

Mr. Powell also points out Hillside Lane, which is an existing lane on St. Marks Church Rd.

Mrs. Battaglia interjects, explaining that Hillside Lane is cut off from the plan because it is outside of town boundaries and the Town is not authorized to provide approval for the use of this lane it would be up to the County to determine approval.

Mr. Turgon asks if parking requirements are met. Mr. Powell says yes all requirements are calculated and met per the zoning requirements for each apartment and retail space. Mr. Turgon asks if there will be elevators. Mr. Powell responds that at this time the architecture has not been refined as this is just a concept introduction.

Commissioner Reich asks if the project will be phased to which Mr. Powell says yes and the plan will be further defined once we reach that point and will be dictated by the market.

Mr. Jack asks what the price point is expected to be for the residential units. Mr. Powell explains that they are basing prices off of the rental market averages and will start at \$1000. He indicates that a property known as Avanti in Bel Air is what this development would be similar to. At this time they are unsure as to the exact quantity of 1, 2, and 3 bedroom units that information will be determined by the market.

Mrs. Battaglia presents her staff report. She further explains that the purpose of tonight's meeting is for the Planning Commission to consider this alternate use of the existing Perryville Outlet property. This development is being considered as Plan B for this property as the applicants had previously submitted for a rezoning that had been denied by the Mayor and Commissioners which subsequently was appealed. The petition for appeal is set to be heard at Cecil County Circuit Court next week. Therefore, it is the intent of the property owner, should the denial be upheld, to move forward then with Plan B, this alternate development you have before you tonight. Brief discussion continues regarding zoning regulations and process surrounding the PIRD. Regardless of the outcome of the upcoming appeal the property owner is presenting a new use that conforms with current zoning regulations and that is what should be discussed this evening. Should you approve this concept, which is less specific than a full general development plan, the property owner will then move forward with compiling more detailed plans that may answer some of your questions that at this time are purely speculative.

Commissioner Reich adds that this project would provide the necessary housing expected to arise out of the great wolf project as well.

Mrs. Battaglia continues that once a developer receives project concept approval they will further define the details of the project and move onto submitting to the Cecil County Technical Advisory Committee (TAC) who will go through all applicable county agencies, including but not limited to roads, stormwater, traffic etc. (full staff report available upon request).

Mr. Jack asks if anyone requires clarification from Mrs. Battaglia regarding zoning or the process moving forward.

Mr. Barrett asks what is the likely impact of this concept plan on the decision of the court for the PIRD. Mrs. Battaglia explains that this project would have no impact on the courts decision whatsoever, it is in no way associated with the warehouse project or PIRD request.

Mr. Barrett asks if the property owner is bound to either project should they receive approval.

Mr. Reeves clarifies, the hope and desire of the property owner is to move forward with the warehouse project should we receive approval with the courts. In the event that the denial is upheld realistically we would be getting the foundation set for this Plan B project and then selling to a housing developer to continue with it.

Mr. Reich asks if the preliminary plan also gets reviewed by the fire department. Mrs. Battaglia says yes.

Shelly Ollis asks if the board says yes to the concept plan tonight what additional approvals are required moving forward. Mrs. Battaglia reiterates that this is only concept. Once concept is approved it moves on to preliminary review with more detail before it then moves on to final plan review. Every plan must be reviewed by applicable agencies and against all applicable codes.

Mrs. Ollis then expresses her concern regarding the new traffic expected to be using Hillside Lane from this project. Commissioner Reich explains that the piece of property you are referring to is located within the County and not under the Towns authority.

Mrs. Ollis asks what type of retail store might we see in this development. Mr. Powell explains again that these uses will be dictated by the market and determined at a later date.

Brief discussion ensues regarding public access to the property for recreation and the PIRD in general.

Bill Voss expresses his approval for this new project.

Mr. Jack encourages members of the community to be more involved during the preliminary process of projects such as this. This room tends to be filled at the wrong time but we would like more input from the community at the right time. The information is shared we just need participation from the community.

Mrs. Battaglia adds that the planning Commission meetings are always held the third Monday of every month, the agendas are always posted online and protocols regarding the way the Town must share information are followed. Residents may think that every topic is discussed during the Town meetings but that is not always the case.

Abid Saddiq asks what kind of commercial space will be on this property. Commissioner Reich explains that no specific uses can be determined at this time as this is just concept.

Brief discussion ensues regarding potential traffic and approved commercial uses.

Dianna Voss asks that if the court does not approve the appeal and the Planning Commission does not approve Plan B what happens next? The board indicates it would then be up to the property owner to determine next steps.

Mr. Barrett makes a motion to approve the proposed concept plan for the former Perryville outlet site conditioned upon meeting staff's recommended conditions and any other comments discussed during this meeting.

Second by Commissioner Reich.

All in favor. Motion carried.

B. MPCA Conference

Mrs. Battaglia reminds everyone of the upcoming Maryland Planning Commission Association fall conference to be held in Aberdeen November 6-7. If anyone would like to attend please let staff know so we can make arrangements.

Adjournment:

Without objection the Planning Commission meeting adjourned at 7:33 p.m.

Respectfully Submitted,

Amanda Hickman
Planning & Zoning Coordinator