

**Planning Commission  
Meeting Minutes  
September 19, 2022**

**ATTENDANCE:** Jim Baxendell, Julie Rachel, Christina Aldridge, Kush Patel, Dianna Battaglia, and Amanda Paoletti

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

**APPROVAL OF MINUTES:**

The minutes for the July 18, 2022 meeting were unanimously approved as written.

**New Business:**

**A. ZC2022-068: Zoning Certificate Application, Laundromat Addition. 5404 Pulaski Hwy, Perryville, MD 21903. Map 34B, Parcel 47, Zoned C-2 (Highway Corridor)  
Applicant: John Zhang**

Mr. Karl Fockler, legal representative for John Zhang, presented the proposed Laundromat addition to the Planning Commission, indicating that it proposed to add additional space to the front of the building for people utilizing the facility. He told the Planning Commission that any additional requirements from the State Highway Administration would cause undue hardship on Mr. Zhang.

Ms. Julie Rachel asked what the plan was for entrance/exit flows. Mr. Fockler explained that they would remain unchanged. Mr. Rex Burkins (current owner of the property) explained that there was a bus stop at that location that requires the entrance as it is as well as tractor trailer traffic that would not be able to deliver if the entrance changed.

Ms. Rachel asked if brining the parking spaces forward still allowed them room to back up. Mr. Fockler stated that they would still have 25' between their spot and the roadway.

Ms. Rachel asked if the addition would prevent drivers from having a visual of the neighboring 7-11 store. Mr. Fockler stated that they had a sign that would still be visible.

Ms. Dianna Battaglia stated that the proposal will meet the setback requirement and that there is no designated restriction line.

Mr. Jim Baxendell asked if Planning Commission was voting on the waiver. He also asked if any bollards were proposed to protect customers from accidents. Mr. Fockler stated that there would be a raised sidewalk and concrete poles to protect customers. He then asked if there were any proposed widening projects coming up from Route 40.

Ms. Battaglia stated that the purpose of the Highway Corridor zone was to review projects like this. She was uncertain what State Highway would require for this project and had not heard back from them at the time of the meeting. She reminded the Planning Commission that they had the ability to waive certain requirements in this zone, but could not waive State Highway requirements.

Mr. Baxendell pointed out that it was the only site in that area without a grassy median. He asked if it were possible to table the application until we had heard from State Highway.

Planning Commission and the applicant agreed to table to project until State Highway had a chance to respond.

**B. Preliminary Site Plan & Subdivision Plat – Richmond Hills at Charles Street. Map 800, Parcels 634, 696, 732, and 805. 9.26 acres, Zoned R-1 and R-3. Applicant: Bay State Land Services, Inc.**

Mr. Mitch Ensor of Baystate presented the project to the Planning Commission. He stated that it was the same 22 homes as proposed at the July meeting. He advised the Planning Commission that the Concept was approved in 2019, they received technical SWM approval in July, and the concerns of meeting participants appeared to be density and traffic. Mr. Ensor explained that per Chapter 74, the density and use was by-right and they could potentially have added significantly more homes and/or apartments. He added that a Traffic Impact Study was completed and has been subsequently approved and that the project does not meet the thresholds required for a TIS.

Mr. Baxendell asked if once the project was completed, could a traffic warrant be requested.

Ms. Christina Aldridge answered Mr. Baxendell by saying that a transportation letter could be sent to State Highway to request a re-evaluation.

Ms. Battaglia provided the Planning Commission with the Staff Report and the proposed conditions.

Mr. Baxendell made a motion to approve the site plan with the following conditions:

1. *Applicant shall submit proposed preliminary storm water plans to Cecil County for review and approval, with a copy provided to the Town.*
2. *Meeting all requirements by Town, Cecil County and State, as applicable and stated in the Staff Report.*
3. *Grading permit, as required, is obtained from Cecil County.*
4. *Road name, Susky Court, approved by the Town Commissioners.*
5. *Landscape Plan with planting details and lighting is submitted for review.*
6. *Provide a copy of the Homeowners Association Maintenance Agreement for the proposed low pressure sewer system.*

The motion was seconded by Mr. Kush Patel and unanimously approved.

Mr. Baxendell motioned to approve the subdivision plan. The motion was seconded by Mr. Patel and unanimously approved.

**C. Chesapeake Overlook – Lot 5 – Private Roadway and Common Areas., Map 29E, Parcel 70, Lot 5, 33.84 acres, Zoned CEMUD. Applicant: Principio Iron Company.**

Ms. Battaglia explained that the purpose of this submission was to the get landscaping, sewer/water & associated public works agreements in order.

There were no questions from the Planning Commission. Mr. Baxendell motioned to recommend approval to the Mayor and Commissioners of the proposed plan. It was seconded by Mr. Patel and unanimously approved.

**Adjournment:**

With no further comments from the community and without objection the Planning Commission meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Amanda M. Paoletti  
Planning Coordinator