

**Planning Commission
Meeting Minutes
August 20, 2018**

ATTENDANCE: George Jack, Bob Taylor, Linda Yeatman, Marvin Nunez, Elizabeth Charleton, Henry Barrett, Planning & Zoning Director Dianna Battaglia and Amanda Hickman Planning and Zoning Coordinator.

Public hearing called to Order at 6:30 p.m.

Introduction AX2017-01

Mike Pugh, representative of the property owner Principio Iron Company, introduces the request for annexation of Parcel 733, Map 29. He explains the history of the parcel and the requirements regarding annexation as well as the rezoning between the Town and County. The intent is for the parcel to become part of the general development of the existing Chesapeake Overlook property and CEMUD floating zone.

Dianna Battaglia briefly explains the annexation process per Town code. She describes the property and goes through her detailed staff report. The property meets all requirements per code in order to be annexed and there has been no opposition to the annexation. Zoning approval with the County has already been heard by the County on August 7th and will be officially voted on tomorrow. So far there has been no objection to the zoning and it is expected that once the parcel is officially annexed it will be made a part of the CEMUD development at Chesapeake Overlook.

Mr. Barrett asks for clarification regarding the history and general location of the parcel. Brief discussion ensued.

Mr. Barrett motions to recommend that the mayor and commissioners approve the requested annexation per language written in staff report. Mr. Nunez seconds.

All in favor. Motion carried

Public Hearing closed 6:42pm.

Planning Commission Meeting called to Order at 6:42 p.m.

APPROVAL OF MINUTES:

Without objection the minutes for the September 25, 2018 Planning Commission meeting were approved as written by quorum of attending members.

NEW BUSINESS:

A. SE2018-01 – request for alcohol sales as an accessory to a restaurant at 31 River Rd, proposed Tiki Lee’s restaurant

Shelly Upton, representative of the applicant 31 River LLC., explains that her client is currently under contract to purchase 31 River Rd also known as Perryville Yacht Club. As part of their due diligence prior to closing the request for alcohol SE2018-01 has been

submitted to ensure desired use of the property is permitted and a liquor license can be pulled from Cecil County.

Bud Craven, co-owner of 31 River LLC., briefly describes the current condition of the marina and his vision for the property as a restaurant with the alcohol sales secondary to food.

General clarification questions regarding parking, potential number of seats, layout, operating hours, functionality of marina, noise, etc. Brief discussion ensued and Mr. Craven explains that he is still very early in the planning stages so numbers and information would not be definitive at this point, however his operation intends to fully comply with any Town, County and State restrictions set for the business. He touches on the success of his other restaurants in the region and their relationship with the community.

Dianna Battaglia details the special exception request process, goes over the “alcohol as an accessory” standards per code, and summarizes staff recommendations.

**Motion to recommend approval from Marvin Nunez.
Second by Linda Yeatman.
All in favor. Motion carried.**

B. Introduction of SE2018-02 request for alcohol sales as an accessory to a restaurant at 0 Front St., 5th Company Brewing Company.

Brandon Phillips and Phil Lembo, co-owners of the property known as the Muller Thyme warehouse, present their request and briefly explain their intent for the use of alcohol. The proposed re-development of the site will include a microbrewery and restaurant known as 5th Company Brewery, which by nature will include the onsite consumption of alcohol. The restaurant will include outdoor seating, brewery tours, with approximately 150 seats and an open concept. Planning of the site is still in the early stages but in order to get the process for a liquor license started this special exception request is being made.

Dianna Battaglia details the special exception request process, goes over the “alcohol as an accessory” standards per code, and summarizes staff recommendations.

Clarification questions from board members and brief discussion ensues.

**Motion to recommend approval from Linda Yeatman.
Second by Elizabeth Charleton.
All in favor. Motion carried.**

C. PR2018-01 PIRD request

Maureen Damos introduces the proposed PIRD project request and explains that her firm Brown, Brown and Young represents the property owner Sambenheather LLC. This company specializes in warehouse development in the region. She explains that the owner requires more flexibility regarding use of the site which is where the PIRD comes into play and will better suit their intended use.

George Reeves, who works for the developer Pertucci Companies who is the co-applicant of the PIRD, further explains their role in the plan.

Tori Pierce, of Frederick Ward Associates, is acting as the architect for the project. He introduces the general development plan and explains the layout of the property and its boundaries. The proposed building will be put in the same location as the existing retail building however there will be additional buffering and grading needed. He details the storm water regulations as they would apply to the project and a 350,000 sq/ft building.

Mr. Nunez requests clarification regarding the phasing of the project. Mr. Pierce explains that the existing building will be a full demo and they would like to begin work in spring 2019. Zoning must first be established prior to request for permitting with the county and state can be submitted.

Mr. Taylor requests clarification regarding the proposed uses for the property. Mr. Pierce provides an updated list of potential uses.

Mark Healy from Traffic Concepts explains his method of trip generation for this site and details the potential number of trucks traveling this area during peak travel hours. The potential number of trips will generate minimal traffic and the State Highway Administration would not require a full traffic impact study because of its minimal generation. There are no conflicts with access to the main road, there are no capacity issues and he believes the proposed warehouse use is ideal for such a location.

Ms. Battaglia goes on to discuss her staff report and the purpose of the PIRD. She explains that the proposed uses include all from C2, L1 and L2. Due to all of those potential uses it should be discussed further to develop a specific list of uses.

Brief discussion ensues regarding uses, the process of PIRD approval or denial, traffic concerns, etc.

Mr. Taylor makes a motion to table the project for one meeting to allow staff to review the list of proposed uses submitted this evening. Mr. Barret seconds. All in Favor. Motion Carried.

Adjournment:

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

Respectfully Submitted,

Amanda Hickman
Planning & Zoning Coordinator