

DRAFT
Planning Commission
Meeting Minutes
September 18, 2017

ATTENDANCE: George Jack, Ray Ryan, Bob Taylor, Linda Yeatman, Henry Barrett Planning & Zoning Director Dianna Battaglia and Amanda Hickman Planning and Zoning Coordinator.

Meeting called to Order at 6:30 p.m.

APPROVAL OF MINUTES:

Without objection the minutes for the July 17, 2017 Planning Commission meeting were approved as written by a quorum of attending members that are still on the board.

Without objection the minutes for the August 21, 2017 Planning Commission meeting were approved with amendments by quorum a of attending members.

NEW BUSINESS:

- A. Welcome new member Linda Yeatman to the planning commission.**
- B. Discussion regarding new development of Perryville Outlet property.**

Mr. Jack makes note that the following is merely a discussion regarding the proposed use of the previous Outlet property. After which he turns the floor over to George Bellish of SK Realty.

Mr. Belish states that his client, SK Realty, is intending to purchase 68 Heather Lane, the previous outlet property. With that in mind I would like to discuss SK Realty themselves, they are a real estate management company who owns several warehouse properties, one of which is located in Cecil County. In regards to the outlet property we are looking to construct a 300-400, 000 sq/ft warehouse that would bring jobs back to the community and encourage growth in the area. Mr. Belish then turns the floor over to Tory Pierce of Frederick Ward and Associates.

Mr. Pierce explains that on the board in front of the planning commission members is a survey of the property as it currently sits. It's a total of 40 acres in size and he goes onto explain the property boundaries. The property is zoned C2-highway commercial and with that zoning industrial uses are not permitted. However, to use the property for warehousing purposes there are two possible approaches, the first being a request in zoning change and the second being to request the Towns recently adopted PIRD overlay district. He continues that we are planning to pursue that PIRD designation for this project and our goal tonight is to get an idea of how well received this project may be and if we are on the right track or not. He then goes on to further detail the PIRD guidelines and the intent to propose a general development plan and request for the PIRD at a future date. The project would include continued use of Heather lane and the signaled entrance from Rt. 222, along with additional buffering between adjoining properties among other

Mr. Jack states that this project would certainly impact the use of the road with the increased amount of truck traffic.

Mr. Pierce responds that yes there will be a higher number of trucks compared to the previous Outlets property that mainly consisted of cars. So this project may require a traffic study which they would provide.

Mr. Taylor asks if there is already a perspective tenant ready to occupy the new building or if they are developing first.

Mr. Belish explains that currently there are multiple businesses that they are in discussion with that have interest in occupying this location.

Mr. Taylor asks if this will be more of a distribution center or manufacturing? To which Mr. Belish responds that it will be distribution. Mr. Pierce adds that the beauty of the PIRD is that the Town has the ability to add certain restrictions to the use of the warehouse including what potential products are to be stored.

Mr. Ryan asks if there is a projected number of jobs this project would create. Mr. Belish responds that a site of this size would potentially create 200-300 jobs. He continues to explain that this particular site, in comparison to the others within the county and along the I-95 corridor, is in a prime location.

Discussion ensues regarding the concern over the volume of truck traffic along Rt. 222 and Heather Lane as there is already significant congestion. Mr. Ryan requests that a traffic study be done.

Mr. Jack then asks if staff has any additional comments. To which Mrs. Battaglia responds that her staff report is available and she is doing additional research following a meeting that was held back in July with the developers. She goes on to explain that this use is ideal for this location being down in a hole however she is equally concerned about the truck traffic and its potential impact. However, until there is a tenant defined it will be difficult to accurately predict how much traffic will be generated and during what hours. She agrees that a traffic impact study would be necessary.

Mr. Jack asks how many tenants they are proposing to occupy the property. Mr. Belish responds that they plan to have one or two. The size of the building could easily accommodate two tenants.

Mr. Taylor asks if there is a way to give truck access off of I-95. Mrs. Battaglia goes onto explain that she wondered the same thing however there are restrictions and she is not sure what that would require because it is state property. Discussion ensues.

Mr. Belish states that the client is closing on the property on September 25th and this information will be presented during the work session tomorrow.

Adjournment:

Without objection the Planning Commission meeting adjourned at 7:01 p.m.

Respectfully Submitted,

Amanda Hickman
Planning & Zoning Coordinator