

**Town of Perryville
Public Hearing Minutes
December 6, 2016**

ATTENDANCE: Mayor: James Eberhardt, Commissioners: Michelle Linkey, Alan Fox, Ray Ryan III, Robert Ashby Jr. and Town Administrator: Denise Breder,

The Town of Perryville Public Hearing was called to order at 7:00 p.m. by Mayor Eberhardt.

Pledge to the Flag

The Public Hearing and Town Meeting in its entirety can be listened to on the Town's web site at www.perryvillemd.org.

There were no requests for remote participation.

Dianna Battaglia gave a summary of the proposed changes to Chapter 84, the Zoning Ordinance of the Town of Perryville to be consistent with new State regulations and Cecil County regulations and made corrections within the Zoning Ordinance found to be conflicting with other sections of the Ordinance.

Amended due to State of Maryland code changes, from Article 66B to Land Use Article:

1. Section 2,
2. Section 3,
3. Section 62,
4. Section 78,
5. Section 315 and 316.

Corrections within the Zoning Ordinance:

1. Section 116-7, 2.C.
2. Section 154--zoning permits are issued by the Zoning Administrator.
3. Section 162,c.--added clarification that farm type animals are not permitted in any residential district; residents have questioned whether a horse, pig, goat and chickens are allowed in their backyard.
4. Section 181—drive-in banks are permitted in the CEMUD district.
5. Section 187--to process applications for outdoor festivals or events promptly.
6. Section 205 and 216.5.--consistency with Section 161 Table of Permissible Uses.

Consistency with Cecil County regulations:

1. Section 9, Definitions: Clinic, Clinic Services, Medical Treatment Facilities, State Licensed Medical Clinic.
2. Section 165, 4.
3. Section 193.

Definitions added/deleted-Section 9:

1. Dwelling Unit – eliminate duplicates.
2. Farm Markets, Farm Products, and Producer – clarification with Farmer’s Market events.
3. General Development Plan--clarification.
4. Grocery Store/Market – to attract a user for a small market in Town Center, such as seafood or deli.
5. Municipal Infraction.
6. Elderly—deleted.

New Part IV-B. Planned Infill and Redevelopment District (PIRD), Sections 116-20 through 31:

New floating zone for projects that involve compatible new uses created through redevelopment, adaptive re-use, demolition, reconstruction and infill; discussed at September work session.

Section 167 Art or Cultural Centers:

Long term plans for revitalization, Main Street designation and Smart Growth principles promote and support small businesses, arts and crafts, cultural centers and antique shops to stimulate pedestrian activity; to provide more opportunity for these uses and Town support of these ventures.

Section 195 Housing for the Elderly or Handicapped:

Revisions to meet Federal or State law and eliminate specific elderly age requirement.

Section 197 Spas and Health Clubs:

This is the current wellness trend and the proposed changes continue Town support.

Section 206 Restaurants, Standard:

To provide opportunity in the Residential Marine district that includes Rodgers Tavern and the marina area.

New Section 207 Restaurant Accessory Uses:

To provide for an outdoor food service area, anticipating future opportunities in and around the water front area.

Section 208 Taverns, Bar, Places Serving Alcoholic Beverages:

Clarification related to the service of alcoholic beverages as an accessory to a restaurant and the possibility of a micro-brewery.

Section 216 Special Development Standards in the C-2 Commercial District:

Revised item 1. to allow open-air drive-in theaters.

Section 233 Building Requirements, 8. Walls and Fences:

Prohibits wire fencing and deletes specific types: poultry and turkey wire.

New Section 223 Tattoo Services:

Add specific use for clarification and designate zoning district locations.
Past submitted applications for tattoo services were classified as 'Personal Services' by the Board of Appeals per provisions in Section 155, 8..... "may use....*North American Industrial Classification System as a guide to determining the appropriate classification...*".

Section 263 Certain Temporary Signs:

To allow temporary wire yard signs for advertising events.

Section 314 Planning Commission Consideration of Proposed Amendments:

To remove the Town's requirement of holding two public hearings, first by the Planning Commission and again by the Mayor and Commissioners; the State requirement is that one public hearing is held.

Chapter A86 Fees:

A fee is added for a driveway to an existing home, to follow the same process as installing a fence, shed, or other structure to a property; requires communication with the Department of Public Works for work in the road right-of-way should storm water piping need to be provided.

Section 161 Table of Permissible Uses:

Supplemental section numbers were added to various uses for clarification; minimal changes in various zoning districts.

Mayor Eberhardt thanked the Planning and Zoning Board for the work that was done on this. He noted that a couple of the major changes were the Floating Zone designations, to hopefully bring some more Commercial businesses to town and change to allow for restaurants on the waterfront.

There were no further comments or questions from the board or from the floor.

Motion was made by Commissioner Ryan and seconded by Commissioner Ashby to adjourn the Public Hearing at 7:09 p.m. **All in Favor: Motion Carried.**

Respectfully submitted,



Jackie Sample
Perryville Town Clerk