

MINUTES OF A MEETING OF THE PLANNING COMMISSION
WEDNESDAY, APRIL 29, 2015

PRESENT: Chairman Carvel Wright, Vice-Chairman Rob Maricle, David Ambrose, David Parmelee, Secretary Kim Koerting, and Mayor and Council Liaison Howard Long *Absent:* Curt Conway and Steve Jamison

Staff Member: Megan Clark, Town Manager

Guests: Bill Brennan (B&R Design), John and Evelyn Holmes, and Bill Pompeii (Fox & Associates)

PRESIDING: Chairman Wright called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Chairman Wright declared the Regular meeting minutes and Public Hearing Minutes of the March 24, 2015 meetings approved as submitted.

ELECTION OF OFFICERS:

Motion by Member Parmelee, second by Member Ambrose for the elected officers to be Carvel Wright as Chairperson, Rob Maricle as Vice-Chairman, and Kim Koerting as Secretary. Motion approved unanimously.

NEW BUSINESS

CONCEPT PLAN REVIEW: Fletcher's Grove, Lot 2

An application for general commercial building to be built on Lot 2 in Fletcher's Grove was made to the Planning Commission for review. The plan proposes an 8,100 square foot building for commercial retail, 40 parking spaces, and one entrance onto Tiger Way.

Bill Brennan, engineer for the project, described the project in detail. He stated the lot has been previously approved and graded with Fletcher's Grove, including the stormwater and entrance onto Tiger Way. The lot has a 24 foot wide entrance, the uses require 31 parking spaces and the proposal provides 40, with two of those designated as handicapped. The entrance to the commercial spaces would be facing Chase Six Boulevard.

The Commission discussed lighting, parking, traffic circulation, and potential uses for the space.

Member Parmelee requested the design of the entrance be reconsidered to lessen the turning radius into the sight. The Commission agreed this should be considered and one or two parking spaces removed to widen the radius.

Motion by Vice-Chairman Maricle, second by Secretary Koerting, to **APPROVE THE CONCEPT PLAN FOR FLETCHER'S GROVE LOT 2 CONTINGENT UPON THE SITE PLAN BEING DESIGNED TO CONFORM TO THE ZONING AND SUBDIVISION REGULATIONS AND APFO REQUIREMENTS, FOREST CONSERVATION BONDING ESTABLISHED FOR FLETCHER'S GROVE, AND A REDESIGNED ENTRANCE ADJACENT TO THE BUILDING.** Motion carried unanimously.

REQUEST FOR MODIFICATION: Battlefield Estates

Requests to modify the following were made to the Planning Commission for consideration:

- a. Section 714 Curb and Gutter: Request to modify the existing depressed curb (mountable curb) to a mountable curb to a 3" high (see attached detail) rather than the existing 1.5" high specification. Reason: The taller curb will help in assisting water flow along the edge of the streets to the storm drains. Proposed areas for the taller curb are limited to the areas of the townhome driveways. The remaining curb would be the standard 6" curb and gutter.
- b. Section 719(I) Street Trees: Request to modify the required 30' on center street tree planting to flexible spacing. Reason: Help avoid conflict with the installation of utilities. The developer is proposing to work with staff in preparation of the landscape plan and will be included with the preliminary plan.

- c. Section 705 Geometric Street Design Standards: Request to modify the existing required minimum horizontal radius from 150' to 40'. Reason: To provide traffic calming and help create a more town development feel.

Bill Pompeii, representing the applicant, presented the requests to the Commission.

The Commission discussed the requests and the proposed development, including parking, SWM, community space, and the entrance features.

Motion by Vice-Chairman Maricle, second by Secretary Koerting, to **APPROVE THE REQUESTS FOR MODIFICATION PROVIDED THE PLANNING COMMISSION HAS FINAL APPROVAL ON THE STREET TREE PLACEMENT**. Motion carried unanimously.

RECOMMENDATION TO THE BOARD OF ZONING APPEALS: BZA15-01: Request for Special Exception, In-Home Daycare

An application to establish an in-home daycare at 213 Graystone Drive has been submitted for consideration. Chairman Wright stated the Planning Commission may make a recommendation to the Board of Zoning Appeals for approval, approval with contingencies, disapproval, or not make a recommendation.

Motion by Chairman Wright, second by Secretary Koerting, to **RECOMMEND APPROVAL OF THE SPECIAL EXCEPTION FOR AN IN-HOME DAYCARE TO THE BOARD OF ZONING APPEALS**. Motion carried unanimously.

2014 PLANNING AND ZONING REPORT

Town Manager Clark presented the 2014 Planning and Zoning Report. She stated the report is prepared in compliance with Maryland State Code and summarizes the activities of the Planning, Zoning, and Engineering Department.

The Commission thanked Town Manager Clark for her continued efforts with Planning and Zoning as well as duties as the Town Manager.

Motion by Secretary Koerting, second by Chairman Wright to **RECOMMEND APPROVAL OF THE 2014 PLANNING AND ZONING REPORT TO THE MAYOR AND COUNCIL**. Motion carried unanimously.

RECOMMENDATION TO THE MAYOR AND COUNCIL: PLANNING COMMISSION REAPPOINTMENT

Motion by Chairman Wright, second by Vice-Chairman Maricle to **RECOMMEND TO THE MAYOR AND COUNCIL REAPPOINTMENT OF THE FOLLOWING MEMBERS TO THE PLANNING COMMISSION:**

David Parmelee for a term ending May 2020, Curt Conway for a term ending June 2020, and Rob Maricle for a term ending August 2020.

Motion carried unanimously.

MOTION by Secretary Koerting, second by Member Parmelee, to **RECOMMEND TO THE MAYOR AND COUNCIL APPROVAL OF THE TWO REZONING REQUESTS FOR THE PROPERTIES OWNED BY THE EASTERDAY'S**. Motion carried unanimously.

PLANNING AND ZONING UPDATES

Town Manager Clark updated the Commission improvements to the Square. She stated SHA has changed the timing of the crosswalks so there is more time for traffic to move through the intersection. SHA is also analyzing a study for the signal phasing and will be meeting with the Town next Friday to discuss.

CITIZEN'S COMMENTS

None

COMMISSION MEMBER COMMENTS

None

ADJOURNMENT

Chairman Wright declared the meeting adjourned at 8:22 pm.

Respectfully submitted,

Megan Clark,
Town Manager