

Caroline County Planning Commission



John Schmidt, Chairman
Keith Neal, Vice Chairman
Daniel Franklin, Commissioner Member
Nancy Minahan, Member
Charles Mosca, Member
Jeffrey Powell, Member
Dr. Derek Simmons, Member

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March 13, 2019

CAROLINE COUNTY PLANNING COMMISSION MINUTES

The Caroline County Planning Commission held its regularly scheduled meeting on Wednesday, March 13, 2019 in Room 110 of the Health and Public Services Building, 403 South 7th Street, Denton, Maryland.

Present were: John Schmidt, Chairman; and members, Keith Neal, Wilbur Levensgood, Nancy Minahan, Chuck Mosca, Jeffrey Powell and Dr. Simmons. Also present were Katheleen Freeman, Director of Planning & Codes; Leslie Grunden, Assistant Director of Planning; Matt Kaczynski, Development Review Coordinator; Beth Beales, Long Range and Agricultural Planner; and Melanie Smith, Administrative Assistant to the Boards.

Agenda:

- Approval of the February 13, 2019 Meeting Minutes
- Preliminary Review of Major Site Plan – Hertrich Properties II, LLC Auto Dealership
- Legislative Update
- Department Update

Chairman Schmidt called the meeting to order at 7:34 p.m.

APPROVAL OF MINUTES

Chairman Schmidt asked the members if they have reviewed the minutes from the February 13, 2019 meeting.

Motion: Ms. Minahan made a motion to approve the minutes as written.

Second: Mr. Powell seconded the motion.

In Favor: All Commission members voted in favor of the motion (6-0).

HERTRICH PROPERTIES II, LLC – Preliminary Review of Site Plan

Mr. Kaczynski reported that Hertrich Properties II, LLC has requested a Major Site Plan Approval for a Motor Vehicle Dealership located on MD Route 404 adjacent to the Wayside Body Shop. The proposed facility will include vehicle sales, repair and maintenance services, a parts department, supporting offices and a separate building for vehicle detailing. Staff review found the proposed use conforms with the intent of the Zoning Chapter.

Tim Glass, Lane Engineering, reviewed the details of the site design for the members including stormwater facilities using Environmental Site Design (ESD) practices and Sewage Reserved Area (SRA) information. The stormwater treatment captures 100% of the water on site and is approved for a two-year (3.4" p/hr.), ten-year (5.3" p/hr.) and 100-year (7.6" p/hr.) storm capacity plan. There will be an auto car wash with a reclaimer to handle 10-15 gallons per car. All the car wash water will be reclaimed except for the final spot removal. The water from that cycle will go to the septic system.

He reviewed the landscaping plan details including the façade and parking area plantings. They expect to need 38-40 employees. All lighting will be minimal and directed down. They are interested in building this new facility to provide them an opportunity to operate the business more efficiently.

The members explained that an administrative variance will be required for a taller sign post than is allowed. They will be recycling the sign from the old building.

There was not much room to plant screening from the adjacent farm field. The members suggested the applicant reach out to the homeowner to see if they will agree to waive that condition of approval. After further discussion and with the nearest residence being approximately 800' away, the members agreed to waive the screening; any development down the road may require some type of screening.

Motion: Mr. Mosca made a motion to recommend the applicant continue with the final site plan with staff comments addressed.

Second: Ms. Minahan seconded the motion.

In Favor: All Commission members voted in favor of the motion (7-0).

Mr. Glass asked if they could get final plan approval pending addressing staff comments. Chairman Schmidt noted that staff was still waiting on Forest Conservation review. After discussion and with no opposition from staff or the public, the members agreed to vote on final plan approval.

Motion: Ms. Minahan made a motion to approve a final major site on the condition that staff comments are addressed and there are no significant changes made to the reviewed plans.

Second: Dr. Simmons seconded the motion.

In Favor: All Commission members voted in favor of the motion (7-0).

LEGISLATIVE UPDATE

Ms. Freeman discussed legislation that is being proposed that may impact Caroline County Planning. Most of the bills were positive changes. It was noted that **HB 1220** somewhat weakened the 2012 septic tiers law and although HB 190 started out as a bad bill it has been improved by the incorporation of a better definition of terms. (see attached)

DEPARTMENT UPDATE

Ms. Freeman introduced Beth Beale as the newly hired Long Range and Agricultural Planner. She and Leslie Grunden are waiting for the top 12 offers to finish the MALPF FY19 cycle and are starting the FY20 cycle with 76 applications.

Ms. Grunden informed members that they received a 319-grant for design/construction of bioretention areas and rain gardens at Lockerman Middle School and a potential project at Greensboro Elementary. They will be following up with a Chesapeake Bay Restoration Grant for design of stormwater projects at three locations in the County.

Staff has partnered with Greensboro to finish up a large-scale grant project for the Greensboro carnival grounds. They will follow up with grant applications later this year for the next phase of improvements including a living shoreline, kayak launch and wetland trail.

They have also partnered with Adkins Arboretum on upgrading their parking lot and the Town of Templeville with a pond clean up. They will follow up with Recreation & Parks POS grant to improve the park facilities. Staff is also managing the Detention Center sewer pump station upgrade project.

ADJOURNMENT

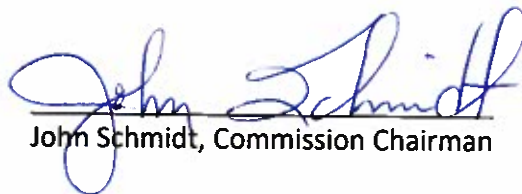
Motion: Mr. Mosca made a motion to adjourn the meeting at 8:55 p.m.

Second: Ms. Minahan seconded the motion.

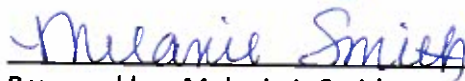
In Favor: All members voted in favor of the motion (7-0).



Katheleen Freeman
Director, Planning & Codes



John Schmidt, Commission Chairman



Prepared by: Melanie L. Smith