



Mayor & Council of Berlin

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**Town of Berlin
Planning Commission Agenda
April 12, 2017 6:00 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes March 8, 2017
4. Steve Black Car Dealership – Requesting Site Plan Approval
5. Main Place – North Main Street- Requesting Site Plan Approval
6. Burley Oak – Old Ocean City Blvd - Requesting Site Plan Approval
7. Discussion of Design Guidelines and Standards for Commercial Uses
8. Comments from the Commissioners
9. Comments from the Chairman
10. Comments from the Public
11. Adjournment

Town of Berlin
Planning Commission
March 8, 2017

The meeting for the Planning Commission for March 8, 2017 was called to order by Chairman Chris Denny at 6:15PM. In attendance were Chris Denny, Ron Cascio, and Newt Chandler. Mr. Pete Cosby had recused himself due to the case on the agenda. Members absent were Barb Stack, John Barrett, Phyllis Purnell and Natasha Brittingham. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to approve the March 8, 2017 agenda. Mr. Newt Chandler made the motion to approve the March 8, 2017 agenda. Mr. Ron Cascio seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the February 8, 2017 meeting. Mr. Ron Cascio made the motion to approve the minutes from the February 8, 2017 meeting. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission.

Chairman Denny called Mr. Steve Black for Site Plan Approval. With three of the Planning Commission members absent Mr. Cosby whom had recused himself was asked to join the members. Mr. Pete Cosby told them he may have a conflict of interest in that case. He said he was going to abstain from the meeting, but the applicant said they didn't object to Mr. Cosby sitting on the board because they were short of having a quorum. He said he would be sitting because they applicant released him from the conflict of interest. The Commission asked Mr. Black to state it into the record on behalf of Mr. Cosby Mr. Steve Black waived it because he was the applicant on the agenda for this meeting. Mr. Chris Walters told the Commission that it was a 24 x 30 pole building it would be sitting more to the West of the dumpster pad that is there now. It would be used as a car dealership and then eventually it would be used as Mr. Black's office and storage for Arby's.

Chairman Denny asked how far it would set back. Mr. Bob Hand told them it would be as far back as the other building was and further west. Mr. Denny asked about the other access road. Mr. Engelhart told him that the road was gone. Chairman Denny asked how long the lease would be for. Mr. Black replied they were talking about another 10 year option so it would be a total of 14 years. Mr. Chandler asked if they would be needing a lighting plan, landscaping plan and storm water. Mr. Cascio replied we don't have a site plan. Mr. Engelhart told them usually it would be included. Mr. Chandler told them the Commission would need to see the plans because that is what is required by the Planning Commission. Mr. Cascio replied they needed to see the location of the building. Mr. Hand told the Commission members the engineer was authorized this week to start working on that.

Chairman Denny told them they needed to see it all before they could give an approval. Mr. Chandler said it has to be by code following the setbacks. The building is fine but they need to have a site plan. Mr. Engelhart told them they could make it conditional on the site plan lighting and landscaping. Mr. Cascio made the motion that it be conditional upon the site plan. And that it most likely would be approved if acceptable when they return. Mr. Cosby advised Mr. Black to talk to the gentleman that would run the business about the lighting. They would need to see the sign on the site plan. Mr. Cosby asked about the parking there for the cars and the customers.

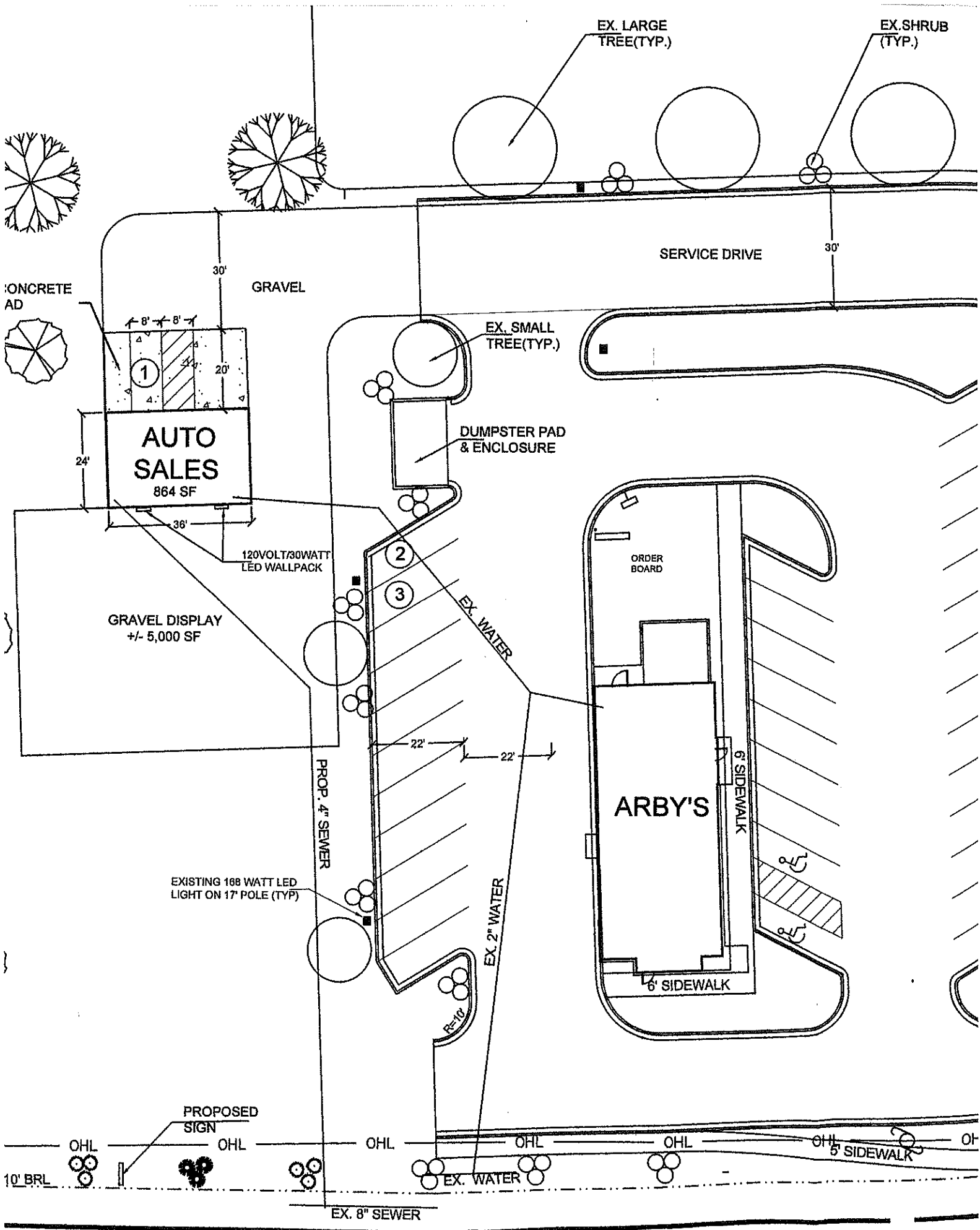
Mr. Engelhart told them they have adequate parking with what they have now. Mr. Cosby said there is a contract and MVA has requirements. Mr. Chandler didn't think they needed to make a motion just bring back the site plan.

Next on the agenda was the Discussion of Guidelines and Standards for Commercial Uses. Mr. Chandler made a motion to table the discussion to the next meeting. Mr. Cascio seconded the motion. With no other comments meeting was adjourned. Motion to adjourn made by Mr. Cosby. Mr. Chandler seconded the motion meeting was adjourned 6:30PM.

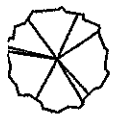
Respectfully Submitted,



Carolyn Duffy



CONCRETE AD



10' BRL

366.26'

1
AUTO SALES
 864 SF

GRAVEL DISPLAY
 +/- 5,000 SF

EXISTING 168 WATT LED LIGHT ON 17' POLE (TYP)

PROPOSED SIGN

GRAVEL

PROP. 4" SEWER

EX. 8" SEWER

EX. SMALL TREE (TYP.)

DUMPSTER PAD & ENCLOSURE

EX. WATER

EX. 2" WATER

EX. WATER

EX. LARGE TREE (TYP.)

EX. SHRUB (TYP.)

SERVICE DRIVE

ORDER BOARD

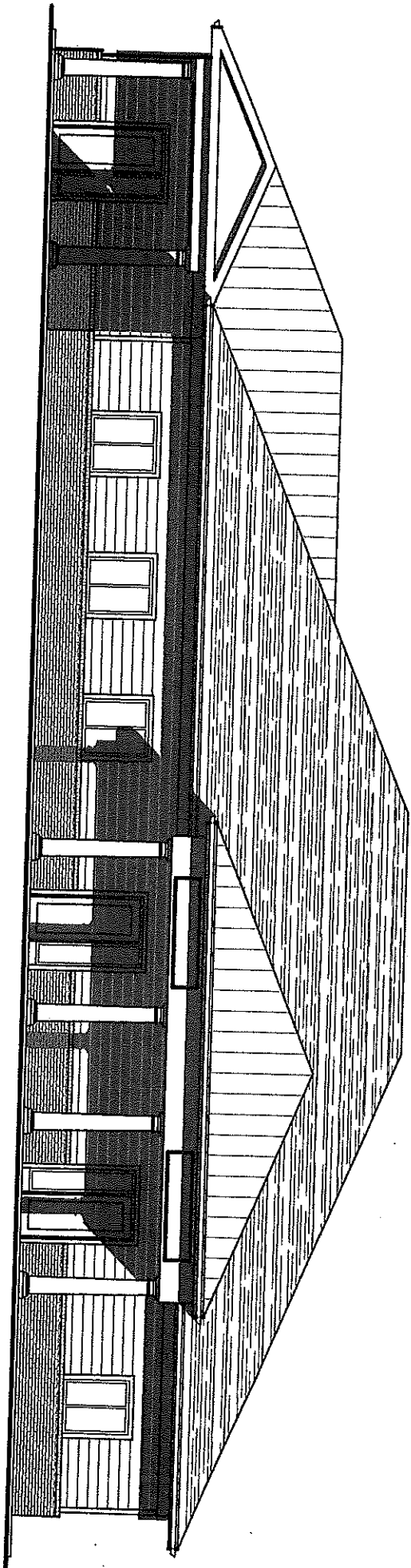
ARBY'S

6' SIDEWALK

6' SIDEWALK

5' SIDEWALK

S 64°23'25" W



BERLIN MAIN PLACE BUILDING SHELL

US RT. 50 & MD RT. 18, MAIN STREET. BERLIN, MARYLAND

PLANNING & ZONING REVIEW SET

DBF # 0032A079.B01

H solid core
N schedule
5 screen
2 storm drain
section
sheet glass
shelf shelving
shore (d) (img)

LIST OF DRAWINGS

T1

TITLE SHEET

NEW
CANNING
FACILITY IN
EXISTING
BUILDING

NEW BAR IN
EXISTING
FACILITY

NEW
COVERED
STAGE

New trellis
Concrete walk
Gravel
Open wood decking

EXPANDED
BEER
GARDEN

EXISTING BREWERY & BAR

30' Rear Yard Setback

