



Mayor & Council of Berlin

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'America's Coolest Small Town'

Town of Berlin

Planning Commission Agenda

February 13, 2019

6:00 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – November 14, 2018
4. Election of Chairman & Vice Chairman
5. Site Plan Revision
6. Comments from the Commissioners
7. Comments from the Chairman
8. Comments from the Public
9. Comments from Staff
10. Adjournment

Town of Berlin
Planning Commission Meeting
November 14, 2018

The Planning Commission Meeting for November 14, 2018 was called to order at 6:02PM by Chairman Chris Denny. In attendance were Chris Denny, Newt Chandler, John Barrett, Pete Cosby and Barb Stack. Absent from the meeting was Ron Cascio and Phyllis Purnell.

Chairman Chris Denny called for a motion to adopt the agenda. Mrs. Barb Stack made the motion to adopt the November 14, 2018 agenda. Mr. John Barrett seconded the motion to adopt the agenda. Chairman Chris Denny called for a motion to approve the minutes from October 10, 2018 meeting. Mr. Pete Cosby made the motion to approve the minutes from October 10, 2018 meeting. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission.

Chairman Denny called the applicants on the agenda for Site Plan Approval for a Restaurant & Bar located at the former Taylor Bank Building on Old Ocean City Blvd. Chairman Denny asked the applicant to state his name and address. Mr. John Trader of 9213 Coastal Highway, Ocean City MD. Chairman Denny asked Mr. Trader to tell the commission what he wants to do out there. As Mr. Trader began to speak about the project a video played so the commission could see on the projector how it would look. Mr. Trader stated the property sets out near Route 50 somewhat the main avenue into Berlin. He stated it has lots of parking and visibility from the highway. He stated the building had sat vacant for a long time and in some disrepair. He stated there is a lot of traffic on that road people going to the hospital, the High School and going into Berlin. It's a major thoroughfare to Berlin and Assateague. He told the commission that it came to his mind that the location would be great for southern barbecue. Mr. Trader thought what would make this project great would be the screened in porch. It would be open air; the smells would be running through there. He envisioned people sitting outside and having some plastic curtains up. It would be a very casual atmosphere for the family. Families could get ice cream after school in the evening there would be entertainment. The location wouldn't upset the neighborhood the closest would be Tractor Supply and they would probably share the same customers.

There would be an open barbecue pit, he stated they had been to the Health Department and they told them what they had to do and how to get it accomplished. Mr. Trader stated he has worked with Health Departments before and that he owned two other restaurants in Worcester County. He stated the health department liked the design that was shown to them the preliminary one. He told the commission he was there to get their comments and blessing as well.

Chairman Denny asked how big the building would be with the addition on it. Mr. Trader called Mr. Steve Cirile he introduces Mr. Cirile as the architect, he also told the commission that Mr. Joe Moore his Attorney was present and the builder Mr. Joe Mitrecic. Mr. Cirile stated that the overall building would be about 5000 square feet adding about 1500 sq. ft. He stated that the existing part of the building will be the infrastructure of the building. The kitchen area, dish area, an interior bar, everything else would be located around that. To the East, North, and South the western elevation would stay pretty much the same. Chairman Denny asked if they would be

open year-round. Mr. Trader replied weather permitting. He stated that was his hope and he want to be a big part of the community but would have to wait and see. Mr. Cirile said the square footage would be 5237 square foot. Mr. Newt Chandler asked what they would do with the open area to close them in. Mr. Trader stated they have plastic tarps that they could drop down that is part of the design. For even in the summer when it rains or for Northeasters they would button it down and work their way through it. Mr. Trader stated he didn't want to lose the casualness of this. He stated he wants people to just come in and not be worried about getting cleaned up. People on their way to the beach would be able to stop get ice cream and carry out. They want to be as accommodating as possible.

Chairman Denny stated on the design he was looking at all the trees for the landscaping would that materialize. Mr. Cirile stated this is a rendering and that some paving would be removed. He stated that Mr. Hammond had already spoken to EA. There is an area in the back that is going to be part of the storm water. Paving will be removed and will be landscaped heavily along with screening. Chairman Denny question if you would be able to drive around where the drive thru is. Mr. Trader stated no vehicle access to the east. Mrs. Barb Stack asked will the Pit be where the drive thru is now. They replied yes that is correct. Mr. Pete Cosby asked would it be handicap accessible and were they buying it or leasing the building. Mr. Trader stated leasing the building. Mr. Cosby thought it would be nice to see monumental trees out there. They also agreed the bigger the tree the better and you also get contrast. Mr. Trader thought looking at the building the tree lines is what he likes. He said they roof line was not that impressive but with the tree line makes it better. He also thought the awnings make for a softer look and along with screening the porches.

Mr. Newt Chandler asked what the seating capacity was. Mr. Cirile stated 145 seats including the bar. Mrs. Stack asked Mr. Trader if in the winter time would he scale back, so he could serve the local people like in the dining area didn't think he would need 145 seats. Mr. Trader stated he had rode around town and thought carry out might be a big thing in the winter. He said they would take whatever the community would give them. He said it was built big but they can tighten it up when business decreases. Planning Director Mr. Dave Engelhart stated he wanted to point out they have had concerns in the past about the ventilation equipment and the design was made to screen that. He stated they have done their best to screen so you would not know it's there. Mr. Trader stated they didn't want it at ground level because of noise and have done their best to screen it. Mr. Cosby asked about the roof lines if it was like a metallic look. Mr. Trader said that is what's planned something like you see on the Crab Bag a Latino look. He said there would be some HVAC ground level but would be screened by white fencing and landscaping and have an access gate. Chairman Denny asked if they had anything for lighting. Mr. Cirile stated there is light on the poles out there and is well lit. The awnings would have down lighting and the walk ways they will make them glow. He stated they would get some up lighting in the trees that would look nice.

Mr. Cosby asked about the fencing. Mr. Trader told the commission they ran the fence around the screen just to give it a little definition just a way to warm up the property. Mr. Cosby thought it was exciting and thought it would work. Mr. John Barrett thought it was a well thought out project. Mr. Trader stated, and they could handle the capacity along with parking and outside of the congested part of town. Chairman asked Dave Engelhart if he had anything else. Mr.

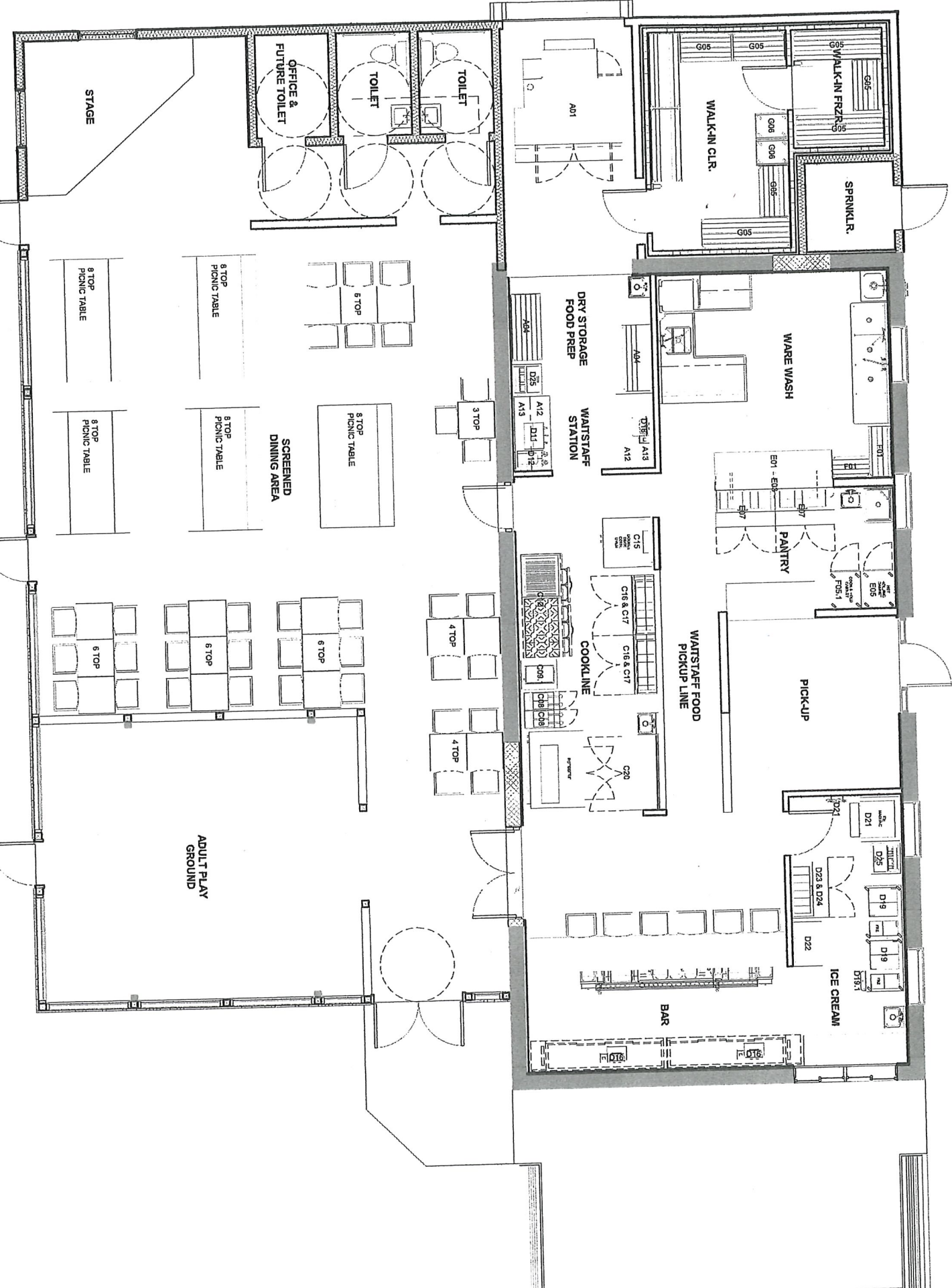
Engelhart stated their packet was complete the report he gave all departments support the concept as staff. There is water and sewer there and the town doesn't have to take on anything to accomplish this because they hook into the town. He stated it is not town electric out there. The Police Chief was okay with it because of parking didn't foresee any issues. Mr. John Barrett asked about EDU's. Mr. Engelhart told him they had already discussed it. The town had given them the total of EDU's that were needed, and they reached out to the owners and came to an agreement. Mr. Hammond is already talking to the consultants about what is needed just a matter of putting it on paper with EA Engineering. They are familiar with the area because of Tractor Supply. Mr. Cosby asked about the sign would it be a big neon sign that says BARBECUE. Mr. Engelhart told Mr. Trader we don't have a name yet. Mr. Trader stated he was not yet ready to release the name. He did say the name he was considering was a lady's name that had helped raise him. He said she had taught him a lot about food. Mrs. Stack thought it was a great place for that. Mr. Chandler asked when he thought they would be open. Mr. Trader replied in the Spring. Mr. Trader said they had been doing a lot of studies on traditional menus, sides and beverages. Mr. Cirile said he has even taken trips to the Carolinas just to see what they were doing. Mr. Trader told the commission what they do will have a lot of passion and full of flavor.

Chairman Denny called for a motion. Mr. John Barrett made the motion to approve as is. Mr. Pete Cosby seconded the motion and it was unanimously accepted by the commission. With no further comments from the public, staff or commission meeting was adjourned. Motion to adjourn made by Mr. Newt Chandler. Seconded by Mr. Pete Cosby. Adjourned 6:27PM.

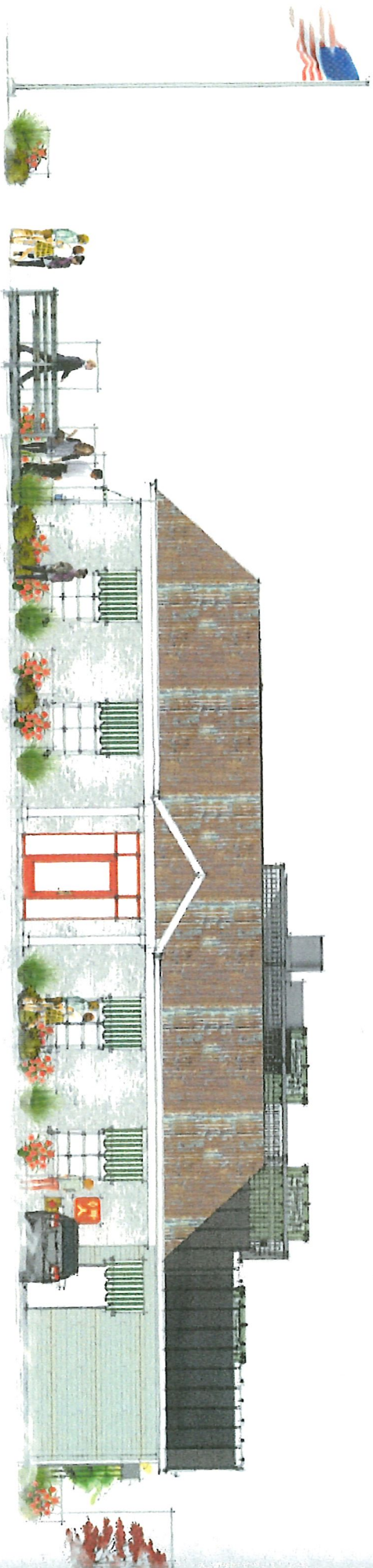
Respectfully Submitted,



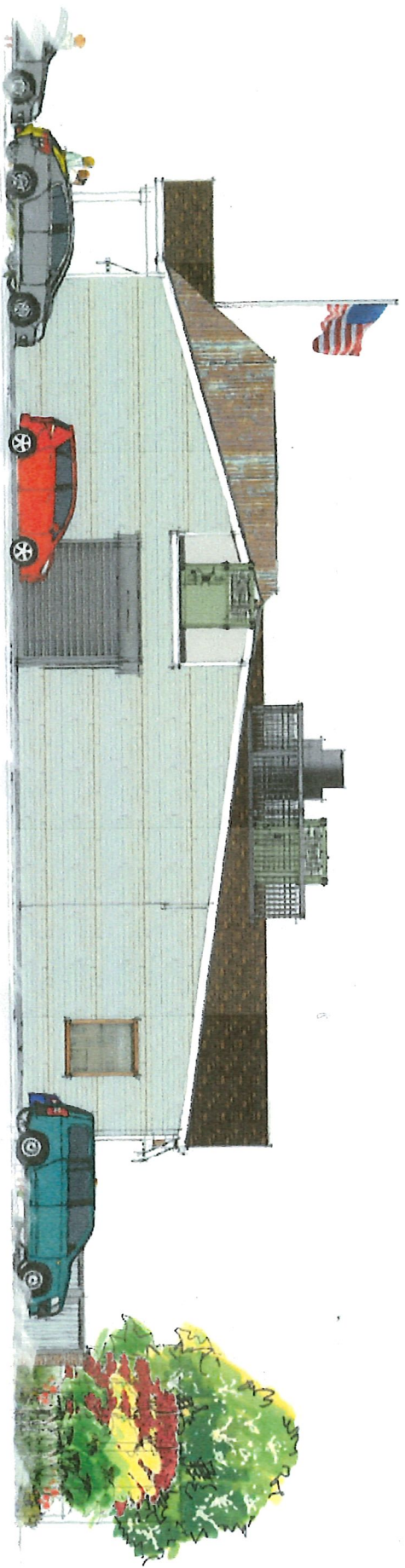
Carolyn Duffy







1 WEST ELEVATION
SCALE: NONE



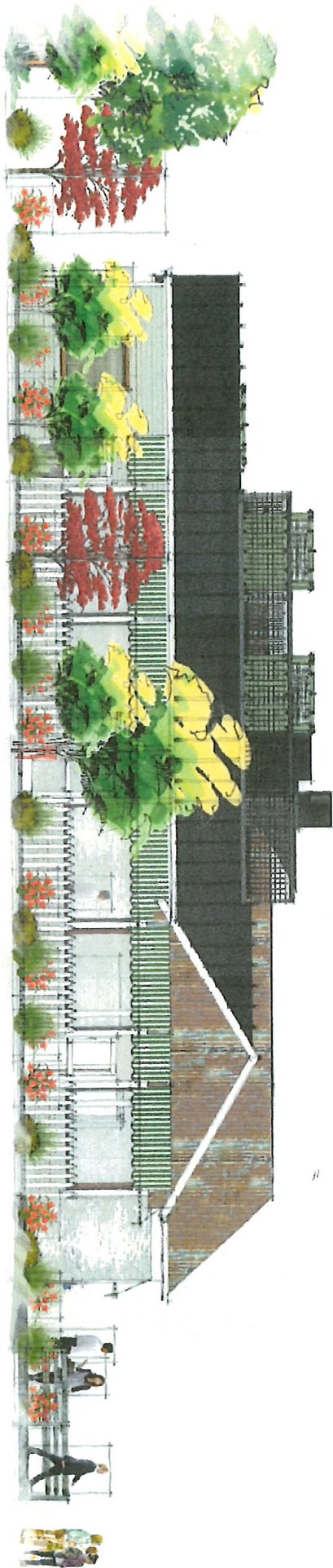
2 SOUTH ELEVATION



1

NORTH ELEVATION

SCALE: NONE



2

EAST ELEVATION

SCALE: NONE

