



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



Town of Berlin Planning Commission Agenda (Rescheduled Date)

January 28, 2015

6:00 PM

Berlin Town Hall 2nd floor Conference Room

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes from the December 10, 2014 Meeting
4. Election of Chairman and Vice Chairman
5. Osprey Development (a) Modification / Exception for roadway widths (b) Final Plat Approval
6. Preliminary Site Plan Review for Oxford Chase Development Inc. - Dollar General
7. Request for the addition of the property of Steven & Karen Black, located at the intersection of Friendship Road and US 50 to Growth Area 1 of the Town of Berlin Comprehensive Plan
8. Discussion of Commercial Architectural Design Standards
9. Comments from the Commissioners
10. Comments from the Chairman
11. Comments from the Public
12. Adjournment

Town of Berlin
Planning Commission Meeting
December 10, 2014

The Planning Commission meeting for December 10, 2014 was called to order at 6:03PM. In attendance were Chris Denny, Ron Cascio, Barb Stack, John Barrett, and Pete Cosby. Absent members were Newt Chandler, Phyllis Purnell and Natasha Brittingham. Staff present were Dave Engelhart and Carolyn Duffy.

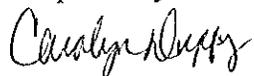
Chairman Chris Denny called for a motion to adopt the agenda. Ron Cascio made the motion to accept the December 10th 2014 agenda. John Barrett seconded the motion and it was unanimously accepted by the commission. Motion to approve the minutes from the November 12th 2014 meeting was made by Barb Stack and seconded by Pete Cosby and it was unanimously accepted by the commission.

This meeting is a continuance of discussions on Commercial Architectural Design Standards. Mr. Engelhart told the commission that he hadn't given them anything new to look at. He explained that he had spoken to different people about this and it was not an ordinance. He explained they could look at the type of language used in it and make changes if need be. Mr. Cascio asked if Mr. Engelhart had spoken with the Town's Attorney Mr. David Gaskill he replied he had. Mr. Pete Cosby didn't think they had any authority with it just being an amendment. Mr. Engelhart told them with this you would have the right to ask the people for what you wanted, you have been doing it. He thought they should adopt the county's standards and then tweak it as they go along.

Mr. Engelhart told them you have been working with the people well and have been doing this all the while. Mr. Pete Cosby thought it should say more, he thought it should read (9) The Planning Commission shall, as part of its Site Plan Review process, review and approve all proposed commercial development to ensure it compliments and enhances the Town's historic architectural character and uniqueness, in accordance with design standards and guidelines as established by the Planning Commission.

Mr. Cosby thought they should get started working on it right away. Mr. Ron Cascio made motion to approve the amendment stated by Mr. Cosby. Mr. John Barrett seconded and it was unanimously approved by the commission. With there being no more comments from the chairman, commissioners or public the meeting was adjourned. Motion was made by Mr. Ron Cascio to adjourn seconded by Mr. Pete Cosby. Meeting adjourned at 6:38PM.

Respectfully Submitted,



Carolyn Duffy

Staff Report to Berlin Planning Commission meeting of 1/14/2015

Item #5: Osprey Development has previously been given Final Site Plan approval by the Commission, the plans submitted at the time specified road widths of 40 feet, not to the Town standard of 50 feet, and the cul-de-sac width at 90 feet not the Town standard of 100 feet. Pursuant to Section 106 -139 of the Town Code, the Planning Commission may grant a modification or exception to the standards. Since this site plan was previously approved, the developer seeks the modification in order to proceed to final permitting of the project. Attached are letters from both Director of Public Works Jane Kreiter and Police Chief Arnold Downing showing no opposition, as long as parking restrictions and signage are properly installed. I have also consulted with the Town Attorney, Dave Gaskill, and his comments are also attached. The Planning Commission would need to approve a motion to grant the modification.

Item #6: The Oxford Chase Development Inc. seeks Preliminary Site Plan approval for the construction of a new Dollar General Store on Old Ocean City Blvd., across the street from Atlantic General Hospital. A Traffic Study of the area has been completed, and is currently still under State Highway Administration review. The Developers have previously been granted a reduction in the number of required parking spaces from 49 to 41 by the Board of Zoning Appeals. The site is approximately 1 acre in size, fronts on a busy traffic area, and will require in staff's opinion, some creative engineering work to achieve the required Stormwater Management and engineering approvals. Staff has not received any detailed elevations of the proposed site or structure, but we've provided copies of what's been submitted. Staff recommends detailed scrutiny of the architecture, lighting, landscaping, etc., since this is a highly visible site in Town and the franchise architecture for this chain is usually lacking the character and uniqueness we seek. The Traffic Group has completed the traffic study and recommends the lengthening of the left turn lane onto southbound Route 113 from 215 feet to 265 feet to eliminate some of the "stacking" which can occur at the intersection adjacent to the parcel. Peak traffic hours are between 7:30 AM to 8:30 AM, and 4:30 PM and 5:30 PM, according to the study. Further development along this corridor and on the Hospital campus will surely raise these traffic counts and safety issues.

David Engelhart

From: David Gaskill <dcg410@gmail.com>
Sent: Wednesday, December 24, 2014 9:47 AM
To: David Engelhart
Subject: Re: Cannery Village road width variances

Dave: I believe this can be a modification under 106-139. Put it on the agenda for Mayor and council to accept the roads after the developer prepares a deed of dedication and our engineer deems the roads to be satisfactorily constructed.

On Tue, Dec 23, 2014 at 3:52 PM, David Engelhart <dengelhart@berlinmd.gov> wrote:

Dave, The Cannery Village project appears to have been given some sort of variance(s) for right-of-ways less than the required Town standards back in 2007/2008 although we can find no minutes that definitively specify that. The Planning Commission has already granted the current version of the project, which was based on the older site plan, its Final Site Plan approval.

My question is can this be considered a modification and exception as shown in Section 106-139 of the Zoning Ordinance, or does it have to go before the BZA for a Variance? Also, what's the procedure for bringing the issue before the Mayor and Council for their acceptance of the dedicated roads? Please advise.

Thanks, Dave

David H. Engelhart, CFM

Planning Director

Town of Berlin, MD

(410)641-4143



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



January 8, 2015

MEMO

Mayor

Wm. Gee Williams, III

Vice President

Elroy Brittingham, Sr.

Council Members

Dean Burrell, Sr.

Lisa Hall

Troy Purnell

Thomas L. Gulyas

Town Attorney

David Gaskill

Town Administrator

Laura Allen

To: Dave Engelhart, Director of Planning and Zoning
From: Jane Kreiter, Water Resources and Public Works
Subject: Cannery Village community

Public Works takes no issue with the variance request to reduce the width of the streets in this development provided that no on street parking be allowed and clearly marked as such and that Emergency Services, specifically Fire and EMS, have no issue with the variance.

If you have any questions or concerns please feel free to contact me.



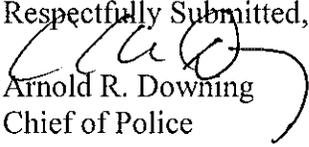
Berlin Police Department

10 WILLIAM STREET
BERLIN, MARYLAND 21811

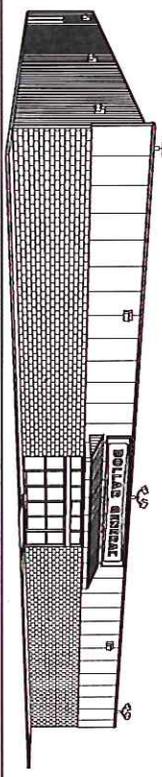
January 7, 2015

To : David Engelhart, Director Planning & Zoning
From : Arnold R. Downing, Chief of Police
Subject: Cannery Village Community

The intent of this memorandum is to restate the previous discussions and to summarize the Berlin Police Department's assessment of the Cannery Village Community's future parking regulations. The primary concern is about the width of public streets in the development and the making exceptions to the established standards. Therefore if granted a variance for the width in the development, the department would request no on-street parking and signage posted stating "No Parking on Street." The primary concerns regarding the decrease in width are the visibility (sight picture), impediments to the free flow of traffic and the accessibility of emergency vehicles (fire apparatus) and other large governmental vehicles. Therefore, it is the proper time to review that the developer has ample off-street parking and ensure that all traffic safety issues are addressed. If you have any questions about this memo, please feel free to call.

Respectfully Submitted,

Arnold R. Downing
Chief of Police

70'-0" x 130'-0" 9,100 SQ. FT. PROTOTYPE "C" SIDE ENTRY WITH LEFT REAR DELIVERY RELEASE 1/17/2014



REQUIRED NATIONAL ACCOUNT VENDORS

COMPANY	CONTACTS	PHONE #	REQUIRED ITEMS
DACS SECURITY SERVICES, INC.	NATIONAL ACCOUNT SALES	800-774-5409 EXT. 025	DOOR HARDWARE AND RESTROOM ACCESSORIES
MC GILL CONSTRUCTION	PRICING - KEVIN ONTELL	404-202-7750 kmon@mcgillcorp.com	TRIM KIT INCLUDING SUMMER GUARDS AND CANT STOP
ROCK	ORDERING - BRETT JOHNSON	800-800-8103 EXT. 208	TRUCK LIFTS: verte@rocktrucks.com
EXAMBER	ORDERING - COOCHING	800-810-2128	TRUCK LIFTS: verte@rocktrucks.com
STRYKER WILLIAMS	LOCAL SUPERVISOR WILLIAMS STONE	703-501-4443	PAINT: PRIMA, CONCRETE: EASLER AND DUCKTILE
VARCO UT FRANGES	KELVIN MUSLER	252-674-7515	ALUMINUM: FLUORALYUMALUM AND ALUMINUM - MODEL #6117-202
STANLEY ACCESS	QUINN WILCO	202-773-8502	ALUMINUM: FLUORALYUMALUM AND ALUMINUM - MODEL #6117-202
DAY CUSTOM LIGHTING	NATIONAL ACCOUNT SALES	800-257-4200	CUSTOM POWER POLES
EMERSON CLIMATE	VELESTI: -	US\$7 MAIL: -	CONCRETE POLISHING SYSTEMS
TECHNOLOGIES	http://www.helios-led.com	877-438-3420	ELECTRICAL LIGHTING SUPPLIES
ULCULO CHEMICAL	PHIL BRANDT	877-438-3420	ELECTRICAL SWITCH GEAR
NETROPATE SYSTEMS	COURTIS TURNBULL	888-994-9214	CONCRETE POLISHING SYSTEMS
THANIC LIGHTING	BRENDAN HART	304-224-1200 EXT. 202	ELECTRICAL LIGHTING SUPPLIES
NECOO LIGHTING	NELBHAM ELECTRIC SUPPLY	800-244-0080	ELECTRICAL LIGHTING SUPPLIES
CLIP - CONSTRUCTION	ROBERT DECKER	212-717-2220	ELECTRICAL LIGHTING SUPPLIES
ELECTRICAL DISTRIBUTORS	CHARLES GURTMAN III	813-302-0000	ELECTRICAL LIGHTING SUPPLIES
STRATYER ASSOCIANT	DAN GOODSMITH	742-800-2051	INTERIOR FIRE ALARM PANELS
CROSS-COM NATIONAL	DAVE BURTON	813-302-0000	INTERIOR FIRE ALARM PANELS
ASD	DWAYNE SIMMONS	800-504-1044	LOW VOLTAGE & VOLTAGE NORTH - 500 FT. DIAL MOUNTED

RECOMMENDED NATIONAL ACCOUNT VENDORS

COMPANY	CONTACTS	PHONE #	REQUIRED ITEMS
PROFESSIONAL SERVICES	CAROL STEVENSON	314-401-1100	PROFESSIONAL SERVICES (ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, ELEVATOR, etc.)
PRE-ENGINEERED METAL BUILDING	DAVID BRONKHORST	877-742-8170	PRE-ENGINEERED METAL BUILDING
VP BUILDINGS	JEFF HOHN	800-800-8103	PRE-ENGINEERED METAL BUILDING
374K BUILDING SYSTEMS	BOB BARRY	317-202-2441	PRE-ENGINEERED METAL BUILDING
NUSON BUILDING SYSTEMS	KELVIN BUEHLER	301-501-4443	PRE-ENGINEERED METAL BUILDING
SHIP BUILDING	LENN SULLIVAN	800-800-8103	PRE-ENGINEERED METAL BUILDING
IRREGULAR	WWW.IRREGULAR.COM		IRREGULAR SYSTEMS
LOCAL TRAIL BUILD INDUSTRIES	WWW.LTRAILBUILD.COM		IRREGULAR SYSTEMS

REQUIRED NATIONAL ACCOUNTS FOR ENGINEERING AND CONSTRUCTION MATERIAL TESTING

COMPANY	CONTACTS	PHONE #	REQUIRED ITEMS
ATC ASSOCIATES, INC.	LESLIE ORENBERG	252-753-2479	CONCRETE TESTING
BUILDING AND BATH	MATT ADAMS	252-560-0500	CONCRETE TESTING
CONDENSER, INC.	JERRY MONTONE	804-224-7038	CONCRETE TESTING
DAC PROFESSIONAL, INC.	TERESA HENDER	770-242-0000	CONCRETE TESTING
PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)	JOHN MADONIO	813-302-0000	CONCRETE TESTING

NOTE: MATERIAL TESTING IS REQUIRED ON ALL TRIM KIT ITEMS. NATIONAL ACCOUNT & CONTACT INFORMATION SUBJECT TO CHANGE

DRAWING LIST

- GENERAL:
- T1 TITLE SHEET
- CIVIL:
- C1 SITE PLAN/GRITTEA
- C2 GRADING PLAN/NOTES
- C3 DETAIL SITE NOTES
- C4 LANDSCAPE PLAN
- OWNER:
- F1 PARTURE PLAN
- ARCHITECTURAL:
- A1 FLOOR PLAN/DETAILS & INTERIOR PARTITIONS
- A2 SECTIONS & DETAILS
- A3 ROOM FINISH SCHEDULE & SALES FLOOR ELEVATIONS
- A4 TOILET ROOM PLAN & DETAILS
- A5 SPOON DETAILS
- A6 REINFORCED CONCRETE PLAN
- STRUCTURAL:
- S1 ROOF PLAN & METAL BUILDING NOTES
- S2 CONCRETE ANALYSIS & MISC NOTES
- ELECTRICAL:
- E1 POWER PLAN
- E2 LIGHTING PLAN
- E3 CONCEPTUAL ROUTING PLAN
- E4 DATA SCHEDULES - THREE PHASE
- E5 PANEL SCHEDULES - SINGLE PHASE
- E6 ENG LOW VOLTAGE PLAN
- E7 ENG PANEL & CONTROL
- E8 SITE LIGHTING PLAN
- MECHANICAL:
- M1 HVAC LAYOUT & SCHEDULE
- PLUMBING:
- P1 PLUMBING PLAN & SCHEDULES
- P2 PLUMBING DETAILS & SCHEDULES

SQUARE FOOTAGE LEGEND

DESCRIPTION	AREA (SQ. FT.)
TOTAL SQUARE FOOTAGE	9,100 S.F.
OVERALL BUILDING DIMENSIONS	70'-0" X 130'-0"
SALES FLOOR DIMENSIONS	68'-0" X 107'-4"
RECEIVING AREA	734 S.F.
REPAIR SHOP	1,010 S.F.
TOILET, FOODS & MEAT/VEG AREA	286 S.F.
TRAIL NET AREA	0.777 C.F.

NOTE: 1. BUILDING MUST COMPLY WITH ALL BUILDING/FEDERAL, STATE AND LOCAL, FIRE, ACCESSIBILITY AND HEALTH DEPARTMENT CODES.
2. NO TYPED OR COLLUMS ALLOWED.
3. MAINTAIN INTERIOR CLEAR SPACES AS REQUIRED ON PLANS.

DOLLAR GENERAL

PROTOTYPE CRITERIA SET PLAN
70'-0" x 130'-0" 9,100 SF PROTOTYPE "C"
ARCHITECTURAL AND ENGINEERING DEPARTMENT 813-355-4793
BLISA AND POOL LANSER@DOLLARGENERAL.COM

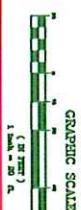
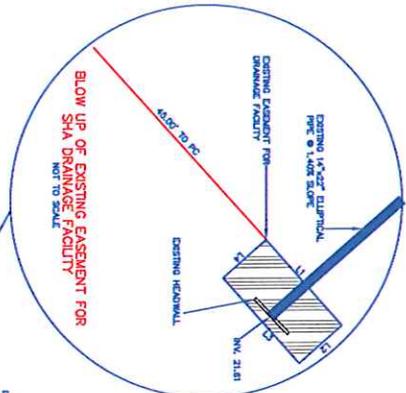
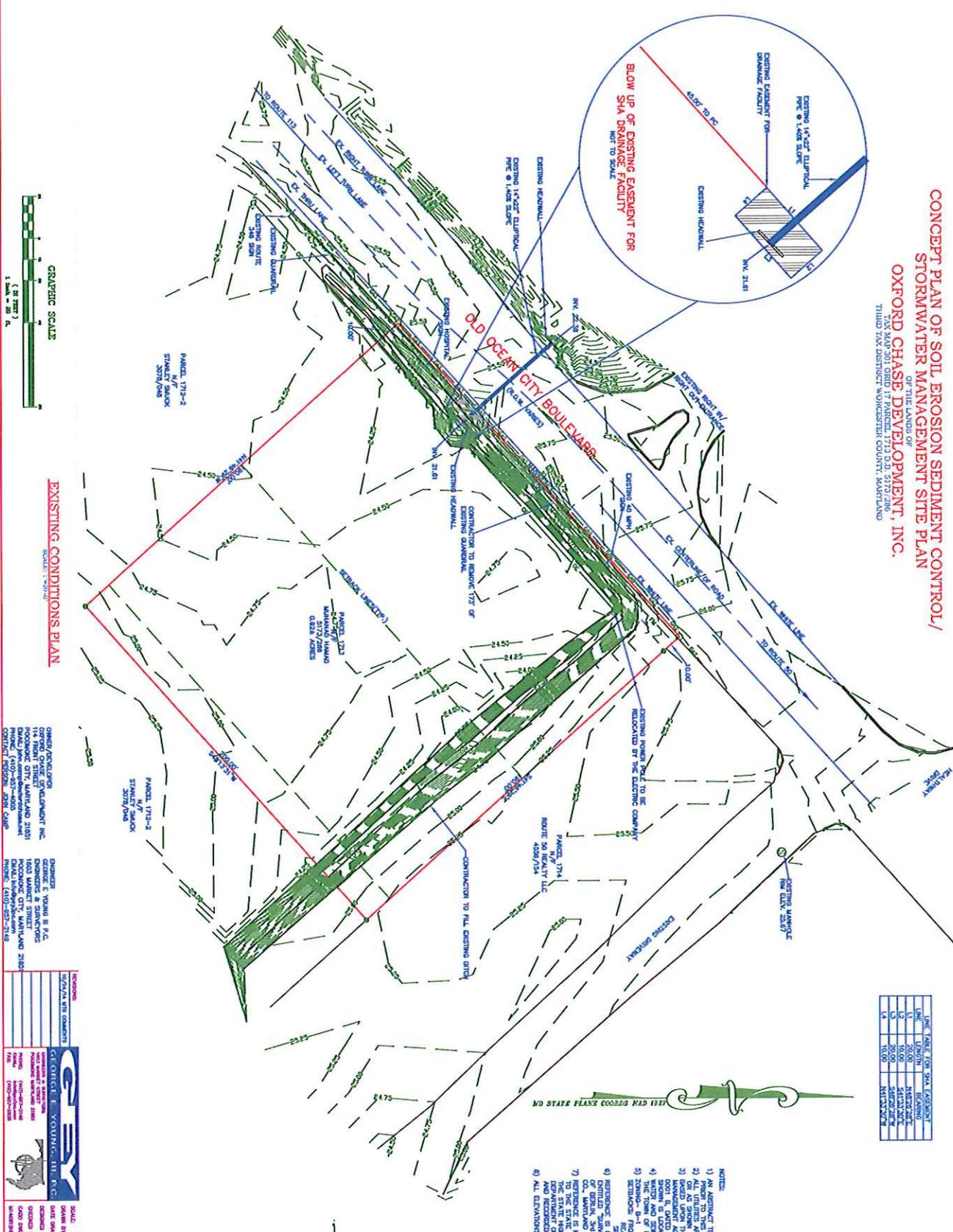
STORE NUMBER
STREET ADDRESS
CITY-STATE

THESE DOCUMENTS ARE PROVIDED AS A CONCEPTUAL DOCUMENT TEMPLATE FOR THIS BUILDING. THESE DRAWINGS MUST BE REVIEWED AND APPROVED BY A LICENSED ARCHITECT AND ENGINEER IN CONJUNCTION WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

T01

DATE: JANUARY 17, 2014
TITLE: PROTOTYPE CRITERIA SET PLAN
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: 01/07/2014

**CONCEPT PLAN OF SOIL EROSION SEDIMENT CONTROL/
STORMWATER MANAGEMENT SITE PLAN**
OXFORD CHASE DEVELOPMENT, INC.
 SIX MAINTENANCE TRAIL, OLD OXFORD, MARYLAND
 THIRD TOWN DISTRICT, WASHINGTON COUNTY, MARYLAND



EXISTING CONDITIONS PLAN

OWNER/DEVELOPER
 OXFORD CHASE DEVELOPMENT, INC.
 1003 MARKET STREET
 ANNAPOLIS, MD 21403
 PHONE: (410) 897-4000
 CONTACT PERSON: JOHN CAMP

DESIGNER
 YOUNG & RUBICAM
 ENGINEERS & ARCHITECTS
 1003 MARKET STREET
 ANNAPOLIS, MD 21403
 PHONE: (410) 897-2149

CONTRACT

DATE: 08/21/14
 DATE: 08/21/14
 DATE: 08/21/14
 DATE: 08/21/14

PROJECT NUMBER
 M14061

SHEET
 1 of 4

LEGEND

- RICH AND WITH C&M SET
- PROPERTY CORNER
- POINT POLY/UTILITY POLE
- OVERHEAD
- FM - FOREMAN
- GDS - OVERHEAD GAS LINE
- E - EXISTING ELECTRIC LINE
- E - EXISTING SEWER

NO STATE PLANS COULD BE LOCATED

- NOTES:**
- 1) ALL EASEMENTS WERE PROVIDED PRIOR TO THIS PLAN.
 - 2) ALL UTILITIES WERE UNDERGROUND AND WERE LOCATED BY THE TOWN OF OXFORD.
 - 3) BASED UPON THE RECORD SURVEY DATED 8/19/06, THE LOT NUMBER IS LOCATED IN ZONE X.
 - 4) THE TOWN OF OXFORD, PROVIDED BY ZONING - B-1.
 - 5) ZONING - B-1.
 - 6) ROAD WIDE - 10'
 - 7) ROAD WIDE - 15'
 - 8) REFERENCED TO A SURVEY DATED 8/19/06, THE TOWN OF OXFORD, PROVIDED BY ZONING - B-1.
 - 9) REFERENCED TO A SURVEY DATED 8/19/06, THE TOWN OF OXFORD, PROVIDED BY ZONING - B-1.
 - 10) REFERENCED TO A SURVEY DATED 8/19/06, THE TOWN OF OXFORD, PROVIDED BY ZONING - B-1.
 - 11) ALL ELEVATIONS ARE BASED ON NAVD 1983.

UNIT TABLE FOR SQA CALCULATION

UNIT	CONVERSION	REMARKS
1	1.000	1.000
2	1.000	1.000
3	1.000	1.000
4	1.000	1.000

