



Mayor & Council of Berlin

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Revised

Town of Berlin Planning Commission Agenda

February 25, 2015

6:00 PM

Berlin Town Hall 2nd floor Conference Room

1. Call to Order
2. Executive Session
3. Agenda Adoption
4. Approval of Minutes from the Meeting of January 28, 2015
5. Oxford Chase Development Inc. Dollar General – Site Plan Approval
6. Comments from the Commissioners
7. Comments from the Chairman
8. Comments from the Public
9. Adjournment

Town Of Berlin
Planning Commission
January 28, 2015

The Planning Commission meeting for January 28, 2015 was called to order at 6:00PM. In attendance were Chris Denny, Ron Cascio, Pete Cosby, Barb Stack, Phyllis Purnell, John Barrett and Natasha Brittingham. Absent from meeting was Newt Chandler. Staff present was Planning Director Dave Engelhart and Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the agenda. Barb Stack made the motion to accept the agenda for the January 28, 2015 meeting. Ron Cascio seconded the motion and it was unanimously accepted by the commission. Motion to approve the minutes from the December 10th 2014 meeting was made by John Barrett and seconded by Pete Cosby and it was unanimously accepted by the commission.

On the agenda for January 28th 2015 was the Election of the Chairman and the Vice Chairman for the Planning Commission. John Barrett made motion to nominate Chris Denny for Chairman. Pete Cosby seconded the motion and it was unanimously accepted by the commission. Pete Cosby made motion to nominate Ron Cascio for Vice Chairman. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Next item on the agenda was Osprey Development requesting modification / exception for the roadway widths and final plat approval. Mr. Hanson was not present at the meeting. Planning Director Dave Engelhart explained to the commission the modification of the road widths the road widths would be 40 foot not 50 foot as the town standards would have it. The cul de sac would be 90 foot not the 100 foot radius per town standard, resulting in no grass strip between curbs and sidewalks. There will be no parking on the streets, parking spaces are up near the dwellings. This is a modification so he can get the public works agreement signed and sealed. After final inspection from the engineer the streets can be dedicated to the town. There would be no parking signs placed on the streets. Mr. Engelhart told commission they would be meeting with Harkins Builders to iron out some of this tomorrow. Chairman Chris Denny called for a motion to approve the modification of the road way widths.

Phyllis Purnell made motion to approve the modifications of the road widths. Pete Cosby seconded the motion and it was unanimously accepted by the commission. Mr. Engelhart told the commission that final plat approval was also on there. Once this is put on there he will bring it so it can be signed by the chairman at a later time. It will be signed off by the engineers before chairman signs.

Mr. Joe Moore came before the commission requesting addition of property to add to the Growth Area 1 of the Town of Berlin. Property owned by Mr. & Mrs. Steven Black located at the intersection of Friendship Road and US 50. Mr. Moore brought copies of the Growth Area #1 & #2. He highlighted the growth area map showing area on north side that they want to add to growth area #1. Mr. Engelhart received a letter from Mr. Ed Tutor that he had no comments at this time about the land to be added to the growth area #1. Mr. Moore told the commission that the land is contiguous to the Town. The land is where Arby's is located and there will be a

Royal Farms put there. There were no comments from the public. Motion to approve the resolution. Ron Cascio made motion to approve the resolution. Pete Cosby seconded the motion and it was unanimously accepted by the commission.

Preliminary site plan review for Oxford Chase Development Inc. Dollar General, Randy Coates Attorney present along with Betty Tustin from the Traffic Group, John Camp, Howard Crosson, Keith Ayotte and Ed Young. Mr. Coates told the commission that the property that had been proposed for the Dollar General Store was 9100 square foot of property. He also showed elevations for the property and told them the entrance would be in the center. Chairman Denny asked if there had been a variance requested for the parking. They had gone to the Board of Zoning Appeals in September of 2014 to request a variance in the parking spaces which they did grant to them. Mrs. Betty Tustin did a traffic study that looked at the peak hours. They considered other businesses that were in the same area to get the formula to use. She told the commission there would be one car every two minutes pass by trips already on the road. This would be called a relocation. She said they did the analyze and found that they were acceptable. And they would add fifty feet to the left lane because it is not long enough for those turning to go south. Mr. Cascio asked if it would be better if the entrance lined up with the other side.

Chairman Denny asked about the bike path and the sidewalk, they replied there is a bike path and sidewalks. Chairman asked if they thought it would look better if it looked like the Barrett Building across the street. Mrs. Stack asked about the Dollar General that was across the street. They replied it was smaller in size and the new one would carry more food products. Discussion on the size of the plans that had been submitted to the commission to review needed bigger plans. Oxford told commission they were looking for a vote on it on this night. Mr. Cosby told them he was sorry but he didn't like the building that was presented. He wants them to make the building look like it belongs. Mr. Keith Ayotte said the building would have facia and they would be adding brick. Mr. Cosby told them there are things they could do to make it work. Mr. Camp said they would come back at final with want they were requesting. Keith Ayotte thought the color from the Barrett building would look nice. And would not destroy their budget. Mr. Camp said he would work with the commission. Mr. Cosby asked to see boulevard trees, Cypress trees on the corner and smaller ones where there's traffic. Mrs. Phyllis Purnell asked about the lighting for safety and glare. A brief discussion on Victorian lighting and the lighting across the street at the Barrett Building.

Mr. Cosby thought the type of lighting at the Barrett Building would be good. He then asked if the color of the sign could be changed from the yellow and black that Dollar General uses. Mr. Camp said he would make the sign a monument sign but the colors had to be yellow and black. Mrs. Stack asked about the setbacks if they were correct and said everything meet's the code. Mr. Coates again told the commission they were requesting preliminary site plan approval. John Barrett told the commission what the applicant had talked about now they know what they want. Mr. Cosby asked if they could make the landscaping spread out over the property. Chairman called for a motion to approve the preliminary site plan.

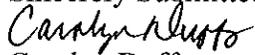
John Barrett made the motion to approve the preliminary site plan with the following conditions that had been talked about landscaping, lighting and the brick exterior on the building, the type

of awning / roofline of the building. Phyllis Purnell seconded the motion. Ron Cascio abstained, Barb Stack opposed making it a 5/2 vote.

Mr. Engelhart told the commission that it had been passed at the Mayor Council Meeting that they would be looking in to request for qualifications for the Commercial Architectural Design Standards. Pete Cosby asked if the commission was going to pass it. Barb Stack thought it would take longer a couple of meeting so they could go over everything. They had a brief discussion on open space. Mr. Cosby asked for a workshop which would be held on February 4th 2015 @ 6:00PM.

There being no other comments motion to adjourn was made by Phyllis Purnell and seconded by Pete Cosby. 7:35PM

Sincerely Submitted


Carolyn Duffy