



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
May 8, 2019 5:30 PM
Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – April 17, 2019**
4. **Site Plan Approval – 305 Washington Street – Duane Maddy**
5. **Comments from the Commissioners**
6. **Comments from the Chairman**
7. **Comments from the Public**
8. **Adjournment**

Town of Berlin
Planning Commission
April 17, 2019

The Planning Commission Meeting for April 18, 2019 was called to order by Chairman Chris Denny at 5:33PM. In attendance were Chris Denny, Ron Cascio, Barb Stack, Phyllis Purnell, Pete Cosby and Newt Chandler. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the agenda. Mr. Ron Cascio made the motion to adopt the April 17, 2019 agenda. Mrs. Barb Stack seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the March 13th, 2019 meeting. Mr. Ron Cascio made the motion to approve the minutes from the March 13th, 2019 meeting. Mr. Pete Cosby seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called the applicant Mr. Bryan Brushmiller to come forward. Mr. Bryan Brushmiller was requesting site plan approval for the Burley Oak Brewery Beer Garden located at 10016 Old Ocean City Blvd. Chairman Chris Denny asked Mr. Brushmiller to explain what he wanted to do. Mr. Brushmiller stated he was working with Chesapeake Bay Trust. He stated they had watered the beer garden today with water they had retained. He stated the sea shipping containers they would choose to use would be planters. He said the vegetation would cover the sides. This would be more retention areas and give shelter when they were busy. People would be able to get out of the rain. Mr. Brushmiller stated the containers would have open windows and doorways. He said he had put more restrooms on the drawings but didn't think he would need more.

Mr. Newt Chandler asked did he have any obligation to the Liquor Board for approval. Mr. Brushmiller stated he had not called the Fire Marshall yet wanted to get Planning Commission approval first. Chairman Chris Denny stated they also need to know what you want to do. Mr. Pete Cosby thought it was ok that he started with Planning Commission. Mr. Cosby asked how many containers he would have. Mr. Brushmiller stated two small, one large and one that would sit on top. Mrs. Barb Stack asked about the elevated deck on the inside. Mr. Brushmiller stated that would be something he took to the Fire Marshall to ask questions. Mr. Cosby commented on him not having plantings on the outside of the containers. Mr. Brushmiller stated there would be plants on the top container that would hang down to cover containers. Mr. Brushmiller stated this would be more conducive than just a beer garden. Mrs. Barb Stack was concerned about the use of the containers because of the size and them being structural. She asked Mr. Engelhart would he need an engineer to look at the plans. Mr. Engelhart replied yes. Mrs. Stack stated especially if having large openings. Mr. Brushmiller stated he wanted people to be safe. Mr. Cosby asked about the area having grass. Mr. Brushmiller stated that grass is good for high traffic. Mr. Cosby asked questions about the containers and the where the water would go. He told Mr. Brushmiller he would have a mud swamp. Mr. Brushmiller stated in his research he would not need footers. Mr. Brushmiller stated the water that comes off the containers would flow into the stormwater pond.

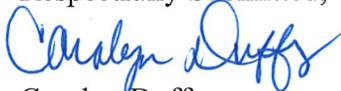
Mrs. Phillis Purnell was concerned about the hours of operation for the business. She asked Mr. Brushmiller his hours of business on Sundays. He stated hours were 11:00AM to 9:00PM on Sundays. Chairman Chris Denny asked about the color of the containers. Mr. Brushmiller replied maybe brown or green. Mr. Ron Cascio commented on the vegetation in the winter time what you would see. Mrs. Stack asked about the containers getting flooded out during rain events. Mr. Brushmiller stated he was thinking about the large amounts of rainfall. He stated trying to have a net zero run off. He commented that doing the last rainfall they did well. Mr. Brushmiller said they would have raised boxes on top of the containers with full adult plantings. Mr. Cosby told him he would need something to hold the dirt and plants on top of the containers. Mrs. Stack stated it would be a parapet wall. Mr. Engelhart stated in a rain event it would not rain over the wall. Mr. Brushmiller stated a gutter system could take care of the rain. Mr. Cosby told him he would need gravel and rocks, so it would drain, and the gutters would work well. Mr. Brushmiller stated it would be a primary rain garden. Mr. Brushmiller discussed having primary and secondary rain garden systems. Mr. Brushmiller said the roof overflow would be to the gardens. Mr. Newt Chandler asked about the pervious surface. Mr. Engelhart stated EA Engineering would have to look at it. Mr. Cascio told Mr. Brushmiller he needed engineers to look at the calculations because they are qualified to make calculations.

Mrs. Stack asked about the driveway at one time it had oyster shells and now has gravel. Chairman Chris Denny asked about the stage when it was done was it calculated. Mr. Engelhart replied yes. Discussion continued about the stormwater. Mr. Cosby asked Mr. Brushmiller would he hire an expert for stormwater. Mr. Brushmiller stated it would be exciting to see how far they have come even with an engineer. Mr. Brushmiller stated he couldn't get a grant because he is not a non-profit. Mr. Cosby thought Mr. Brushmiller's project could tie into the work that is going on over on Graham Ave. He hoped Mr. Brushmiller could hire someone to make it better. Chairman Denny asked if there would be any lighting. Mr. Brushmiller said only the string lighting. Mr. Cosby told him to choose plants that grow and stay green in the winter, show the height and type of plant also where you are planting them. They need to know what type of layer system you would have, show elevations, windows and doors. Mrs. Stack stated the size of these things are large maybe you could use a trellis over it. Mr. Cosby stated they as a commission need to know what the impact is.

Chairman Denny asked if there were any comments from the public. Mr. Wayne Harrison of 112 Austin Circle stated he would need a roof membrane down. The commission members said Mr. Harrison and Mr. Brushmiller needed to talk. Mr. Brushmiller thanked the members for their time.

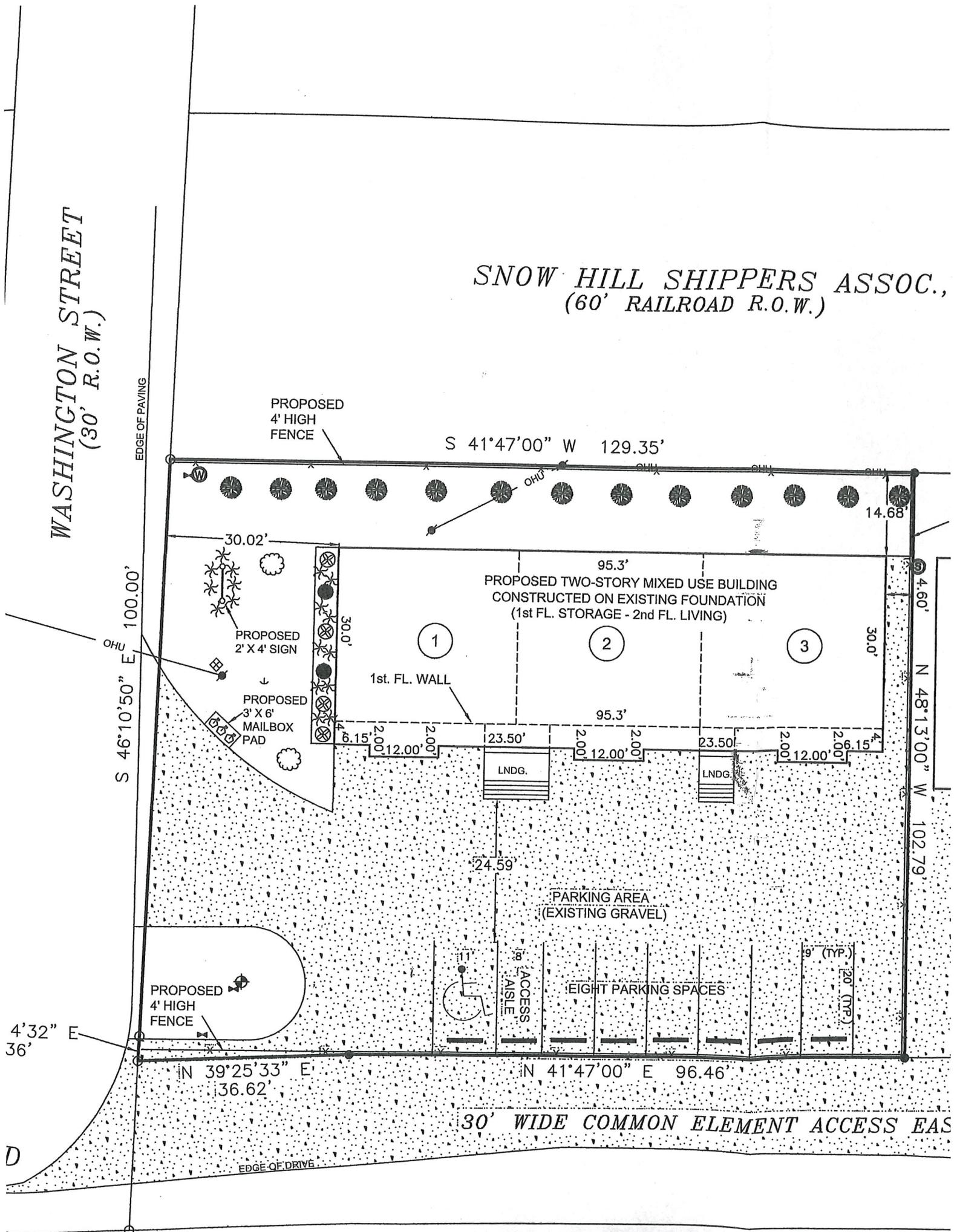
In brief comments there were residents in the audience that wanted to discuss the Purnell Crossing project. The residents expressed their thoughts about the townhouses if they were built and turned into rentals. Mr. Troy Purnell and Mr. Justin White the builder were also present.
Meeting Adjourned 6:49PM

Respectfully Submitted,


Carolyn Duffy

WASHINGTON STREET
(30' R.O.W.)

SNOW HILL SHIPPERS ASSOC.,
(60' RAILROAD R.O.W.)



EDGE OF PAVING

S 46°10'50" E 100.00'

S 41°47'00" W 129.35'

14.68'

PROPOSED
4' HIGH
FENCE

30.02'

PROPOSED TWO-STORY MIXED USE BUILDING
CONSTRUCTED ON EXISTING FOUNDATION
(1st FL. STORAGE - 2nd FL. LIVING)

PROPOSED
2' X 4' SIGN

PROPOSED
3' X 6'
MAILBOX
PAD

1st. FL. WALL

LNDG.

LNDG.

PARKING AREA
(EXISTING GRAVEL)

EIGHT PARKING SPACES

PROPOSED
4' HIGH
FENCE

N 39°25'33" E
36.62'

N 41°47'00" E 96.46'

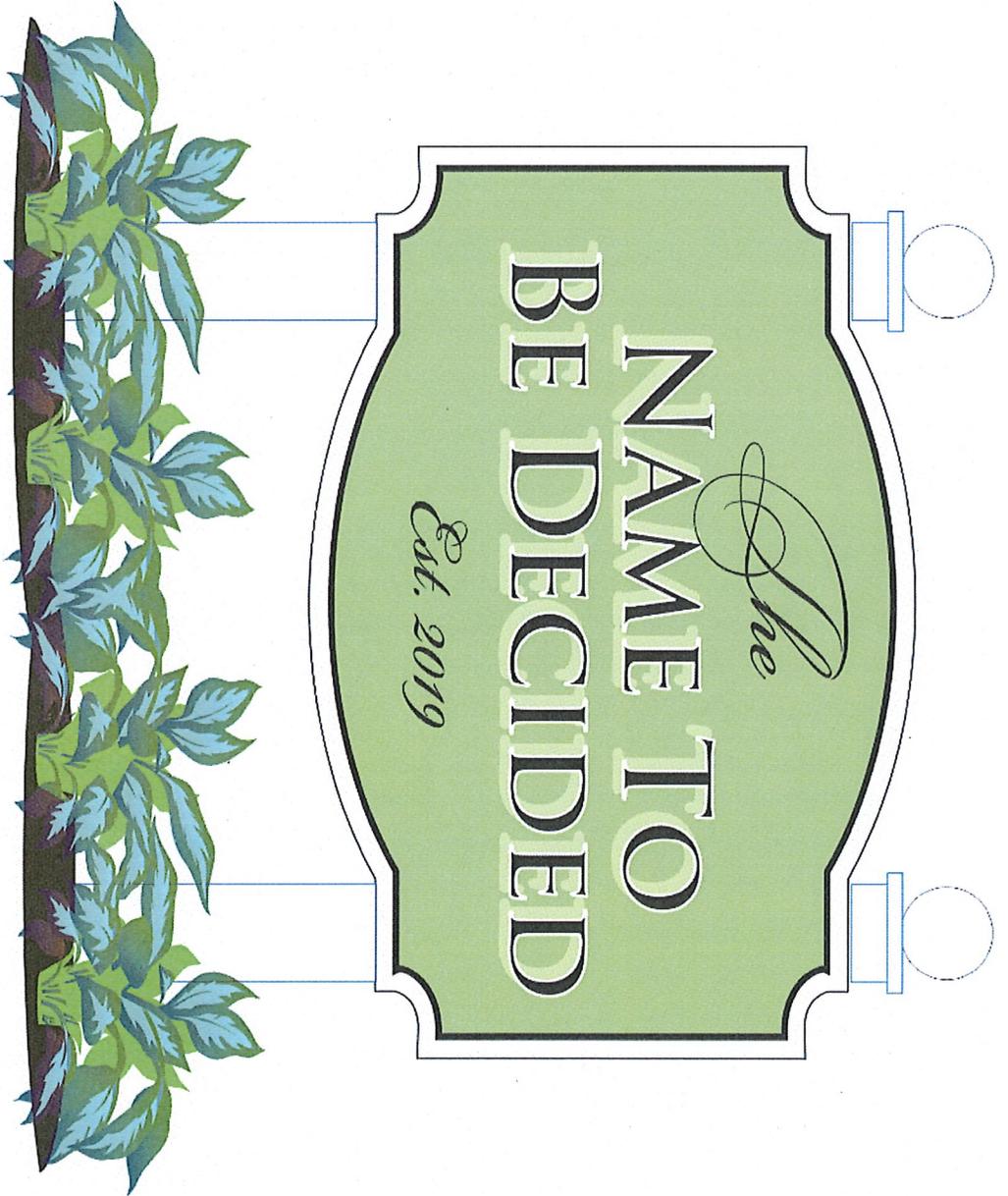
30' WIDE COMMON ELEMENT ACCESS EAS

EDGE OF DRIVE

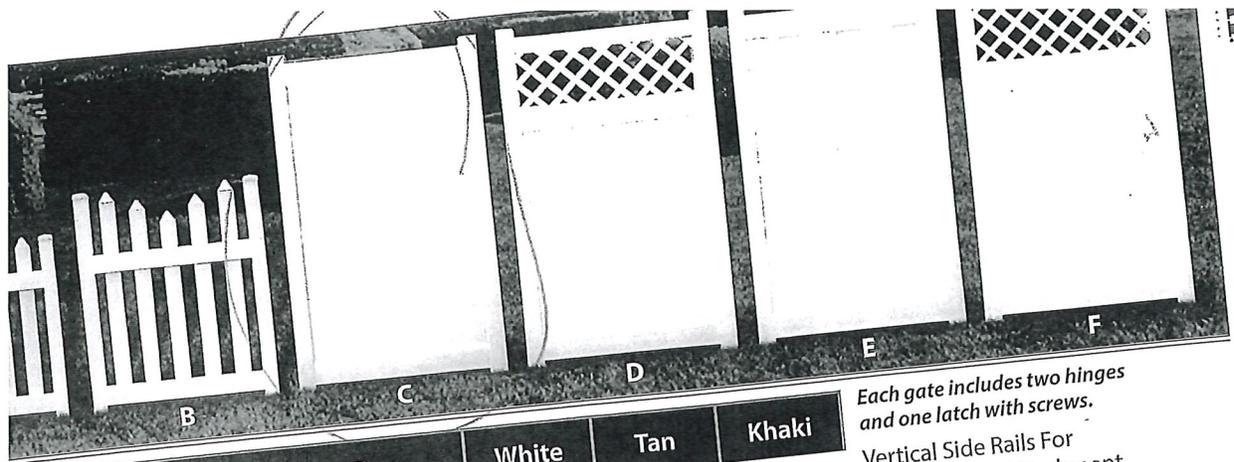
4'32" E
36'

D





24" x 36"



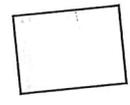
WHITE FENCE GATES w/HARDWARE

	White	Tan	Khaki
DMARKE Level Picket Gate 6' x 3' Height / 3" Gap	405181 \$403.10	405181T \$463.56	405181K \$483.72
DMARKE Scalloped Picket Gate 6' x 4' Height / 3" Gap	405182 \$403.10	405182T \$463.56	405182K \$483.72
DMARKE Privacy Gate 6' x 6' Height	405197 \$450.51	405197T \$518.09	405197K \$540.62
DMARKE Privacy Gate with Lattice 6' x 6' Height	405198 \$497.93	405198T \$572.62	405198K \$597.52
DMARKE Shadowbox Gate 6' x 6' Height	405199 \$403.10	405199T \$463.56	405199K \$483.72
DMARKE Shadowbox Gate with Lattice 6' x 6' Height	405200 \$450.51	405200T \$518.09	405200K \$540.62

Each gate includes two hinges and one latch with screws.
Vertical Side Rails For Secure Hinge Attachment
No Diagonal Cross Brace
Matches LANDMARKE Fence

Gate Tip:
Add 1-1/2" to the published gate width to obtain the vinyl post to vinyl post finished dimension.

Shadowbox Gates Feature Beautiful Wood Grain Panels.



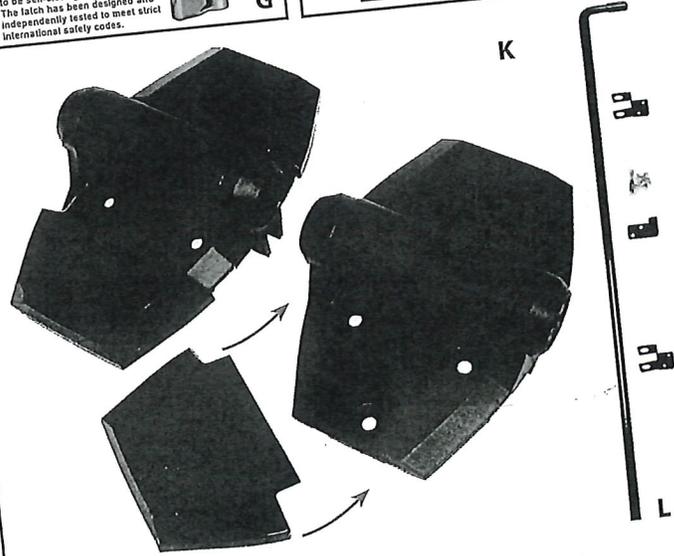
GATE ACCESSORIES

HARDWARE Black

Magna Latch Top Pull Safety Gate Latch	905100 \$120.50
External Access Kit	905103 \$40.76
General Purpose Gate Latch Left or right hinge	905102 \$53.16
Gate Handle	905104 \$11.22
4" Standard Gate Hinge (PAIR) Includes 2 - Heavy Duty / Self Closing Gate Hinges and Snap on Trim	905105P \$51.84
Residential Gate Drop Rod	901040 \$111.65
Screw Pack for Gates	401094 \$6.37

MAGNA LATCH
has been tested to more than 400,000 cycles. Most swimming pool barrier codes require gates to be self-closing and self-latching. The latch has been designed and independently tested to meet strict international safety codes.

The new look in "gravity latches"
LOCKABLE, GENERAL-PURPOSE GATE LATCH
NO RUST



Optional external access kit and gate handle recommended for privacy fence.

External Access Kit
Lockable Push-Button operates latch from outside the fence.

GATE-HANDLE™

- Strong, glass-reinforced polymer construction
- No more rusting or staining
- Fits left-hand or right-hand opening gates
- Available in black or white

The GATE-HANDLE™ is a general-purpose device designed to fit all types of gates and gate materials. It features strong polymer construction, modern ergonomic design and is guaranteed against rusting and staining. Fits left-hand and right-hand opening gates.