



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov



'America's Coolest Small Town'

**Town of Berlin
Planning Commission
June 10, 2020 5:30PM
Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – March 11th, 2020**
4. **I. G. Burton 10419 Old Ocean City Blvd – Site Plan Approval**
5. **Spiro Buas Athena Plaza – Site Plan Approval**
6. **Oceans East- Site Plan Approval Phase 2**
7. **Comments from the Commissioners**
8. **Comments from the Chairman**
9. **Comments from the Public**
10. **Comments from Staff**
11. **Adjournment**

Town of Berlin
Planning Commission
March 11, 2020

The Planning Commission meeting for March 11th, 2020 was called to order at 5:31PM by Chairman Chris Denny. Members present were Chris Denny, Ron Cascio, John Barrett, Phyllis Purnell, Matt Stoehr and Pete Cosby. Member absent was Newt Chandler. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the March 11th, 2020 agenda. Mr. Ron Cascio made the motion to adopt the March 11th, 2020 agenda. Mr. Matt Stoehr 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 12th, 2020 meeting. Mr. John Barrett made the motion to approve the minutes from the February 12th, 2020 meeting. Mr. Ron Cascio seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called Case # 3-11-2020-07 for SonRise Church Final Subdivision Plat Approval. Mr. Bob Palmer stated he was requesting final subdivision plat approval. He stated Pastor Keith Hammer said from the last meeting there were questions about the lot lines and how you would get to the lots. Mr. Palmer stated site access they had shown in November how the property might look on preliminary plat. They took that information and showed on a masterplan how access would be provided. He stated all three properties have frontage on Main Street. He stated as they proceed through the land development for lots 2 & 3, they will come back to the commission for site plan approval and utilities and engineering to go through the process. The lot line on the northerly side of the property the church processed a quit claim deed at the County Commissioners to claim 15 feet of the road. That quit claim deed created a 15-foot strip of land that combined with the northerly part of the property. It stopped short of combining it back into the parcel. The plat shows where the former lot was before they processed the quit claim. To provide the minimum frontage onto Route 818 they would have to delete the lot line. He stated once it's completed and they take it to be recorded that land is combined and makes a lot. Neither lot they have is greater than five acres and they could get a waiver.

Mr. John Barrett asked if it would be used for access. Mr. Bob Palmer replied no. Mr. Palmer stated that State Highway liked the idea that three lots would not empty onto Route 818. Mr. John Barrett asked to get to lot one if a cul- de- sac could be put in for fire trucks or delivery trucks. Mr. Palmer stated they would have to provide access for the fire trucks and a turn around. Mr. Barrett thought the corner was getting tight. Mr. Palmer stated they are not dedicating the road to the town. Chairman Chris Denny called for a motion. Mr. Pete Cosby made the motion to approve SonRise Church Final subdivision Plat. Mr. John Barrett seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called Case # 3-11-2020-08 Homes of Berlin. Mr. Casey Rauch Civil Engineer for the project. Michael Stinefelt, Diane Talios and Diane Clyde from Homes of America. Mrs. Diane Talios stated they have 42 units and they would be going through a substantial renovation on that property. They purchased the property in 2002 and renovated

them and now ready to do a complete rehab of the property. They are going to be purchasing the property next door at 115 Flower Street. That building has 11 units and will be demolished and rebuilt with 12 units. They will combine the two properties into one parcel. It would then be a total of 54 units with parking. Mr. Casey Rauch told the commission he had presented the project last month but wanted to reiterate it was two properties that would be combined. They would have needed three variances and a parking variance. They were able to get four more spaces with a total of 57 parking spaces. The second variance on the side sets four feet from the property line. Per the code they would have gained 15 feet. The third variance they requested was the code required for every 500 square feet for density they had 91700 sq. ft. per lot. The Board decided they were not making things worse and they were approved at the Board of Appeals. The Board of Appeals did approve all the variances requested.

He stated they would meet the stormwater with retention areas. He stated they have met the requirements for open space. They have landscaping and lighting around the parking lot. There are no utilities changes. Mrs. Phyllis Purnell asked about the demolition of the building and what would happen to the people that reside in the building now. Mrs. Diane Talios stated they have met with the residents and they would have the opportunity to apply at the new property. Any that meet the background check can rent in the new building. Mr. Michael Stinefelt discussed the improvements that would happen on the property. He stated all buildings would face the parking lot. They will tie the look of the buildings together with the same exact look with the brick, siding and windows. Each floor of the new building will have four apartments. These will be two- and three-unit apartments so slightly bigger. He stated all accessible units ADA would be on the first floor. Mr. Matt Stoehr asked where the tenants would be until they were finish. Mrs. Diane Talios stated those that would qualify would be off site for about 45 days. Mr. Pete Cosby asked what Homes of America was. Mrs. Diane Clyde stated they are a non-profit developer. Located in Annapolis, been in business 25 years program began with two women. They own 80 properties in Maryland, Pennsylvania and Virginia. She stated most of the properties are within a three-hour driving distance of their headquarters. She stated they are very hands on, and they do hire third party management companies, but they also take part. Discussion on the parking lot.

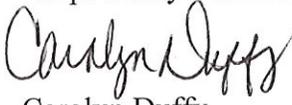
Planning Director Dave Engelhart stated they had been very easy to work with while getting what he needed for the process to continue. This would improve the non-conformity and a much better street scape. They would like to get stated sometime during the summer. The existing apartments would be a new look. It's right next to the park, the town has put a lot of money into the park with improvements. His thought was this is a great project.

Comments from the Public, Ms. Morgan Pilz asked what the rents would be, or would they be the same. Mrs. Diane Talios stated the rents would be very similar ranging from \$700 to \$1000 dollars a month. Mr. Cascio asked what they would be looking at from route 113. Mr. Michael Stinefelt stated it would be very similar to what's there. Mr. Cascio asked if they could look at putting windows on the sides. He stated they could look at that. Mr. Pete Cosby asked about storage for the tenants and about grilling. Mr. Michael Stinefelt stated between the Community Building and the Pavilion would be a grilling area. Mr. Cascio asked about the energy code. Mr.

Michael Stinefelt stated they use Enterprise Green Communities. Mr. Engelhart stated the standard would be like Cannery Village if you can afford the rent, you're able to afford the utilities. Chairman Chris Denny called for a motion. Mr. Pete Cosby made the motion to approve the site plan. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Mr. Engelhart briefly discussed the work session that was held Monday night. Mr. Ron Cascio made motion to adjourn. Mrs. Phyllis Purnell seconded the motion. Meeting adjourned at 6:38PM.

Respectfully Submitted,


Carolyn Duffy



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 05/27/2020 HEARING DATE: _____ CASE NUMBER: 6-10-20-09

APPLICATION FOR: SUBDIVISION SITE PLAN REVIEW

PROJECT NAME: I.G. Burton Chevrolet Dealership

LOCATION OF PROPERTY: 10419 Old Ocean City Blvd., Berlin, MD 21811

SIZE OF PROPERTY: 6.09 acres ZONING: Shopping District B-2 TOTAL LOTS: 2

PROPERTY OWNER/AGENT Acorn Berlin Chrysler, LLC/ Lisa Divincenzo PHONE # (302) 424-3041

ADDRESS 763 Bay Road, Milford, DE 19963 EMAIL lisad@igburton.com

SIGNATURE OF APPLICANT 

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.



ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

Michael R. Wigley, AIA, LEED AP
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA
Jason P. Loar, P.E.
Ring W. Lardner, P.E.
Jamie L. Sechler, P.E.

May 27, 2020

Planning Commission
Town of Berlin
10 William Street
Berlin, Maryland 21811

Re: I.G. Burton Chevrolet Dealership
10419 Old Ocean City Blvd.
Berlin, Maryland 21811

Dear Planning Commission Members:

On behalf of our client, Acorn Berlin Chrysler, LLC, we are pleased to submit the I.G. Burton Berlin Chevrolet Dealership Site Plan for your review. The new sales and vehicle service building will be located on parcels 0086 and 0395, east of the existing I.G. Burton sales building on the north side of Old Ocean City Boulevard. The site is within the B-2 Shopping District and meets the requirements for all building setbacks after the two lots are combined. With a building height of 26'-4", it is under the maximum allowed height of 45 feet. Although 68 parking spaces are required, 182 spaces have been provided to allow for vehicle sales display areas. Water and sewer will be served by the Town of Berlin.

If you should have any questions or need further information, please feel free to contact me.

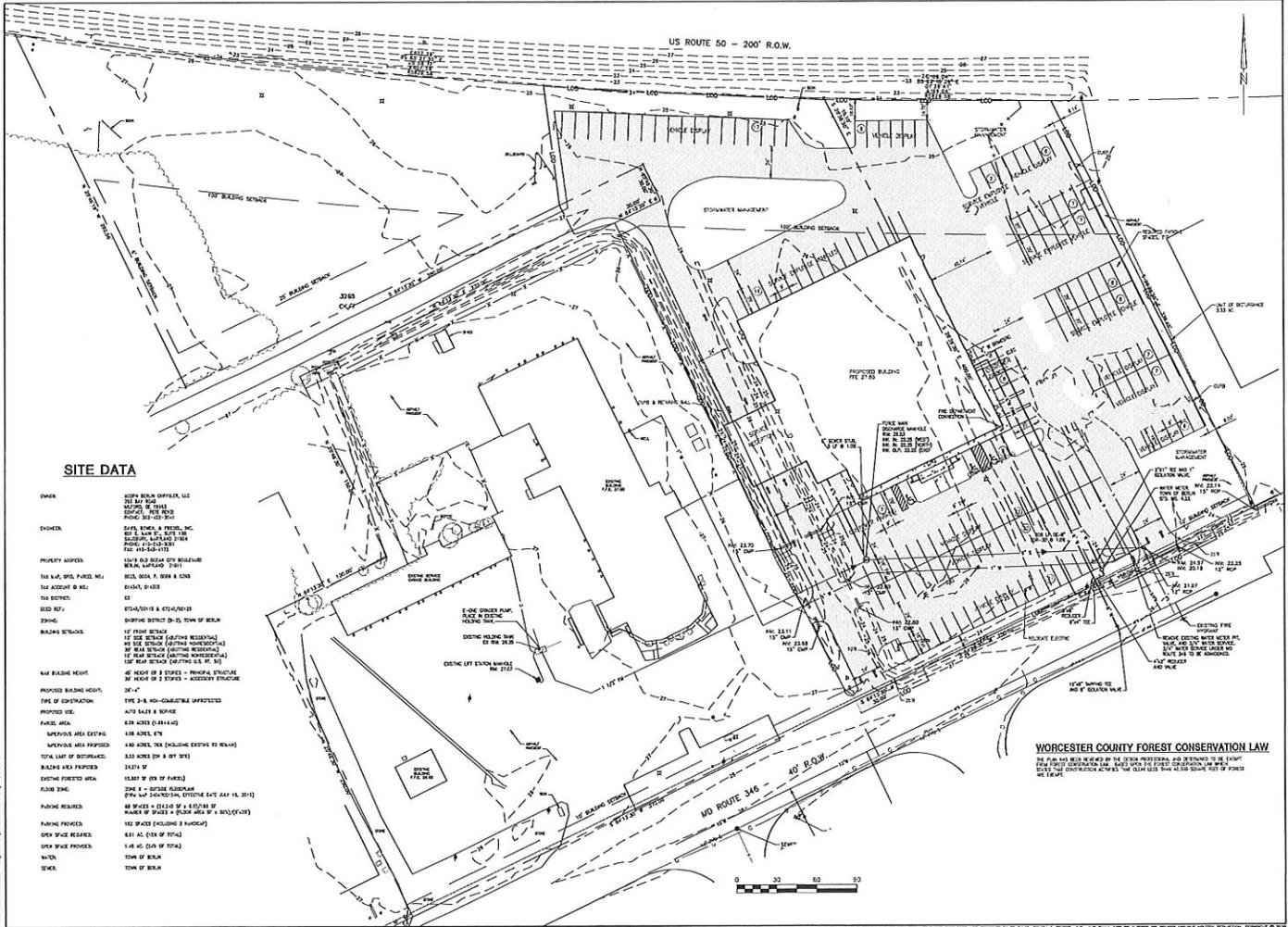
Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.

A handwritten signature in blue ink that reads 'Donna L. Sanders'.

Donna L. Sanders, RLA
Project Manager
DLS@dbfinc.com

Enclosure

CC: Acorn Berlin Chrysler, LLC, Lisa Divincenzo



I.G. BURTON BERLIN CHEVY
 OLD OCEAN CITY BLVD
 TOWN OF BERLIN, MARYLAND

SITE & UTILITY PLAN
 DAVIS, BOWEN & FRIEDEL, INC.
 PROJECT NO. 06054537
 SHEET NO. 01

DATE: MAY 2010
 SCALE: 1"=30'
 DRAWN BY: DLS
 CHECKED BY: DLS
 PROJECT NO.: 06054537
 SHEET NO.: 01
C2.0

SITE DATA

OWNER: I.G. BURTON CHEVY, LLC
 10000 WOODBURN RD
 SUITE 100
 GREENBELT, MD 21740
 PHONE 301-461-3000
ENGINEER: DAVIS, BOWEN & FRIEDEL, INC.
 801 E. BALDWIN BLVD., SUITE 100
 GREENBELT, MD 21740
 PHONE 301-461-3000
 FAX 301-461-3001
PROPERTY ADDRESS: 10000 WOODBURN RD GREENBELT
 MD, 21740-1000
TAX MAP, SPCL. PARCEL NO.: 8015 0004 P. 0008 & 0208
TAX ACCOUNT ID NO.: 804001 00000
DIS. DISTRICT: 03
GRID REF.: 8714/0010 & 0740/0010
ZONING: SHOPPING DISTRICT (S-D), TOWN OF BERLIN
RAINAGE DISTRICTS: 100' RAINING SEASON
 10' SIDE DITCH (AFTER RECONSTRUCTION)
 40' SIDE DITCH (EXISTING RECONSTRUCTION)
 10' SIDE DITCH (AFTER RECONSTRUCTION)
 10' SIDE DITCH (EXISTING RECONSTRUCTION)
 100' RAINING SEASON (AFTER RECONSTRUCTION)
MAX. BUILDING HEIGHT: 40' HEIGHT OR 3 STORIES - GENERAL STRUCTURE
 30' HEIGHT OR 3 STORIES - ACCESSORY STRUCTURE
PROPOSED BUILDING HEIGHT: 20' H
TYPE OF CONSTRUCTION: TYPE 2-A, NON-COMBUSTIBLE UNPROTECTED
PROPOSED USE: AUTO SALES & SERVICE
PERMITTED AREA: 619 ACRES (2,014,140)
UNPERMITTED AREA EXCEPT: 440 ACRES, 70% (INCLUDING EXISTING TO REMAIN)
TOTAL LIMIT OF DISTURBANCE: 333 ACRES (2,014,140)
PERMITTED AREA PROPOSED: 24,274 SF
EXISTING DISTURBED AREA: 24,274 SF (24 OF 24 ACRES)
FLOOD ZONE: ZONE 1 - DISTRICT A (GENERAL)
 2004 FIRM DATED SEPTEMBER 14, 2004
PLANNING REQUIRED: 48 SPACES (2124 SF) & 6 (5724 SF)
 NUMBER OF SPACES & (TOTAL AREA OF A 300)(CY/200)
PLANNING PROVIDED: 100 SPACES (INCLUDING 3 REMOVED)
OPEN SPACE REQUIRED: 631 AC (214 OF TOTAL)
OPEN SPACE PROVIDED: 1.41 AC (214 OF TOTAL)
WATER: TOWN OF BERLIN
SEWER: TOWN OF BERLIN

WORCESTER COUNTY FOREST CONSERVATION LAW
 THIS PLAN HAS BEEN REVIEWED BY THE COUNTY FOREST SERVICE AND DETERMINED TO BE COMPLIANT WITH THE FOREST CONSERVATION LAW. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE COUNTY FOREST SERVICE.



THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES SPECIFIED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2010



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 05/29/2020 HEARING DATE: 06/10/2020 CASE NUMBER: 6-10-20-10

APPLICATION FOR: SUBDIVISION SITE PLAN REVIEW

PROJECT NAME: Athena PLaza

LOCATION OF PROPERTY: Worcester County, Berlin, Maryland

SIZE OF PROPERTY: 6.18 Acres ZONING: B-2 TOTAL LOTS: 1

PROPERTY OWNER/AGENT Athena Properties INC. PHONE # (443) 497-0514

ADDRESS Po Box 8 Ocean City, MD 21842 EMAIL Sprio@ocrooms.com

SIGNATURE OF APPLICANT *Spiro Buas*

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.



SEAL OF THE CITY OF BALTIMORE

SEAL OF THE COUNTY OF BALTIMORE

SHEET 2

OF MAP SCALE 1"=1000'

DATE: 11/11/11

PROJECT: EXISTING CONDITIONS & DEMO PLAN

ATHENA PLAZA

1000 W. MAIN STREET, BALTIMORE, MD 21201

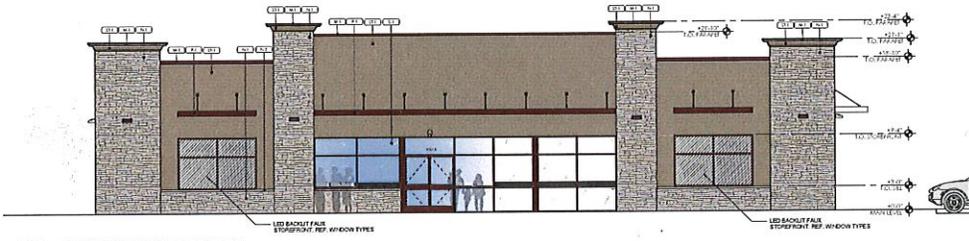
PROJECT NO: 11-000000

DATE: 11/11/11

BY: [Signature]

FOR: [Signature]

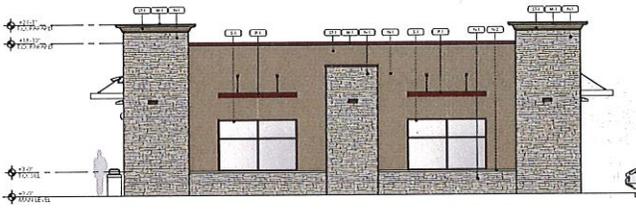
PARKER ASSOCIATES



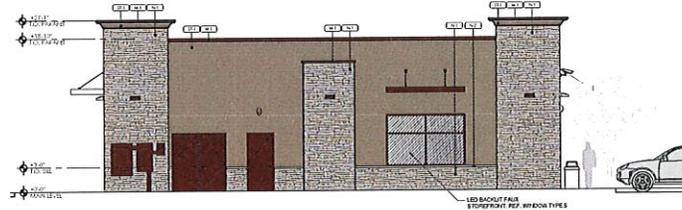
01 FRONT (NORTH) ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

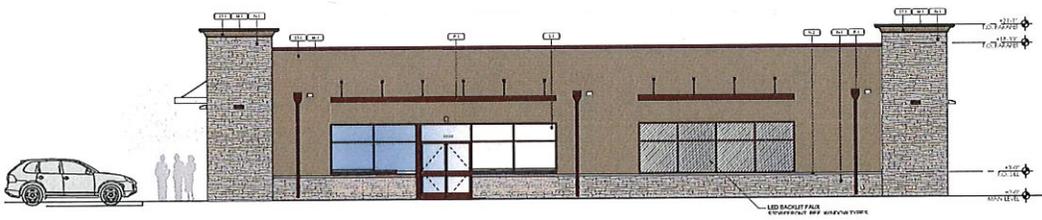
FINISH	MATERIAL	PATTERN
N-1	BRICKWORK ONLY THE PERIMETER OF FINISH COURSE OF THE ROOF. RESERVED TO MATCH COLORS AND COORDINATION WITH WORKS FOR THE INTERIOR OF THE BUILDING.	
F-1	PREPARED LIGHT BROWN CONCRETE SYSTEM AND THE FINISHED FINISHING TO MATCH COLORS AND COORDINATION WITH WORKS FOR THE INTERIOR OF THE BUILDING.	
N-2	STONE VENEER - BRICKWORK DONE - MATCH FINISH OF EXTERIOR - OR SIMILAR	
N-3	PRE-CAST CONCRETE	
S-1	PAINT (OR EQUAL) - EFL - SA PER MANUFACTURER - OR SIMILAR	
S-1/2	PAINTER, DARK BRICK OR ALUMINUM STOREFRONT FRAME - IF THIS IS TO BE GLAZED BY OTHERS TO EQUAL - OR SIMILAR	



02 SIDE (WEST) ELEVATION
3/16" = 1'-0"



03 SIDE (EAST) ELEVATION
3/16" = 1'-0"

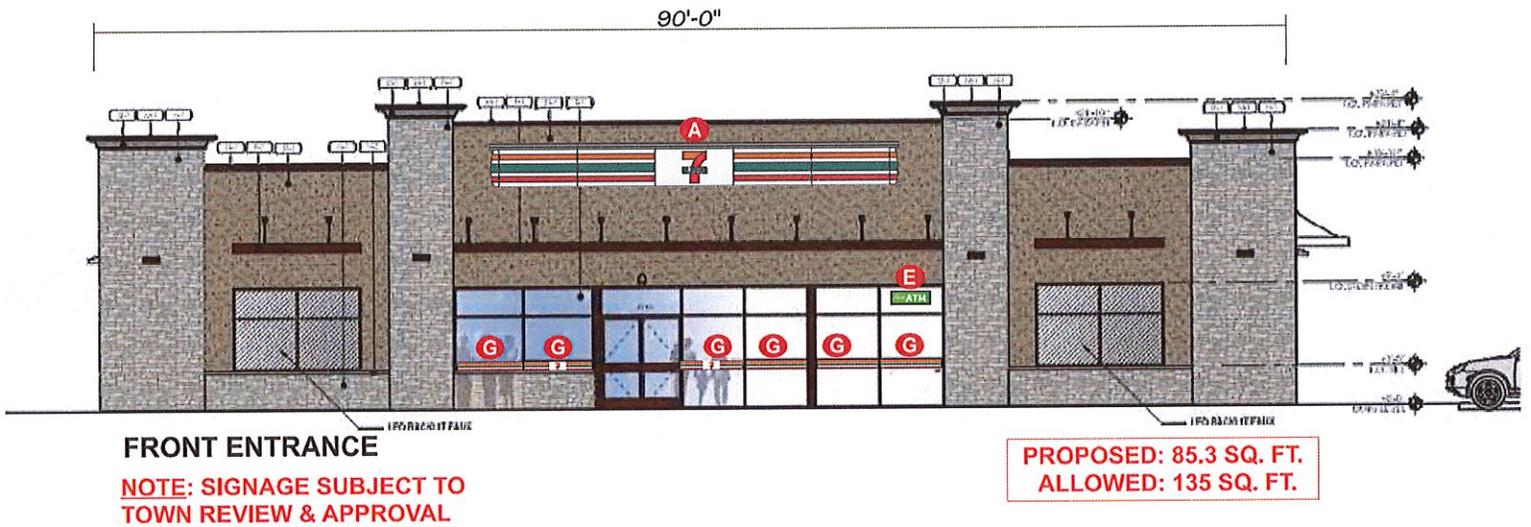


04 REAR (SOUTH) ELEVATION
3/16" = 1'-0"

7-ELEVEN, INC.
 13000 HICKORY CREEK ROAD, SUITE 2000
 HOUSTON, TEXAS 77040
 7-ELEVEN #1044555
 OCEANVIEW TOWER MARKET STREET
 BEULAH, MO
 Date: 04-30-2018
 Job#: SEI-1044550
 Scale: AS NOTED
 Date: 02-22-2018
 Drawn By:
 Checked By:
 SHEET:

SCALE: 3/32 = 1'-0'

ELEVATION - WALL SIGNAGE



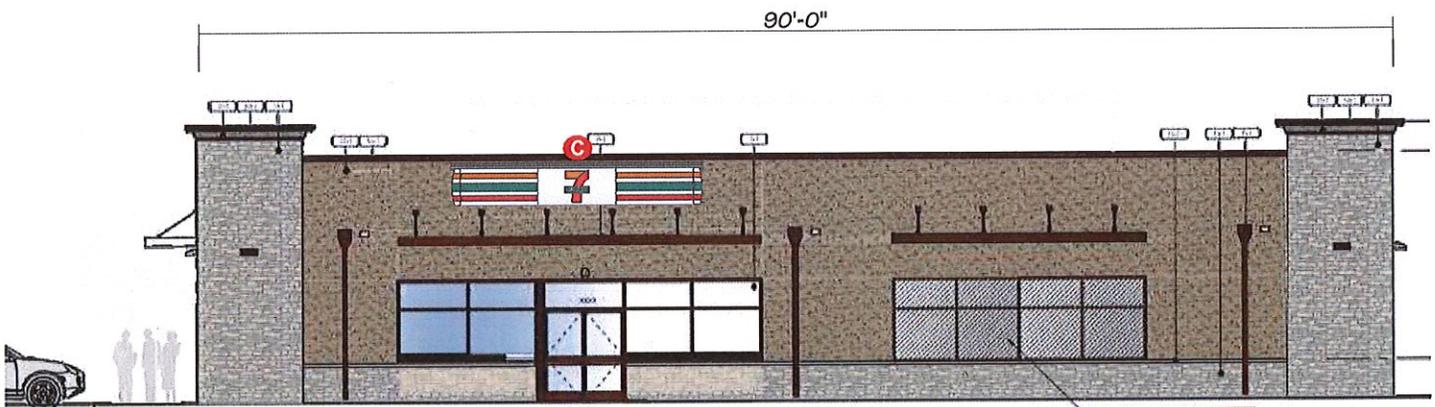
Job Location: 1044565
10001 Main St.,
Berlin, MD 21811
Date: March 11, 2019



D-ORDER# 95310.04
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
Page: 2 of 19

SCALE: 3/32 = 1'-0"

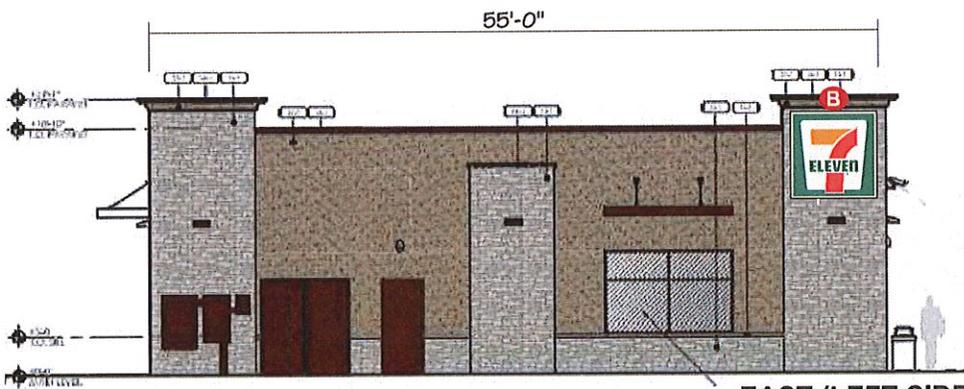
ELEVATION - WALL SIGNAGE



SOUTH (REAR)

NOTE: SIGNAGE SUBJECT TO
TOWN REVIEW & APPROVAL

PROPOSED: 52.5 SQ. FT.
ALLOWED: 135 SQ. FT.



EAST (LEFT SIDE)

PROPOSED: 50 SQ. FT.
ALLOWED: 82.5 SQ. FT.

NOTE: SIGNAGE SUBJECT TO
TOWN REVIEW & APPROVAL

Job Location: 1044565
10001 Main St.,
Berlin, MD 21811
Date: March 11, 2019

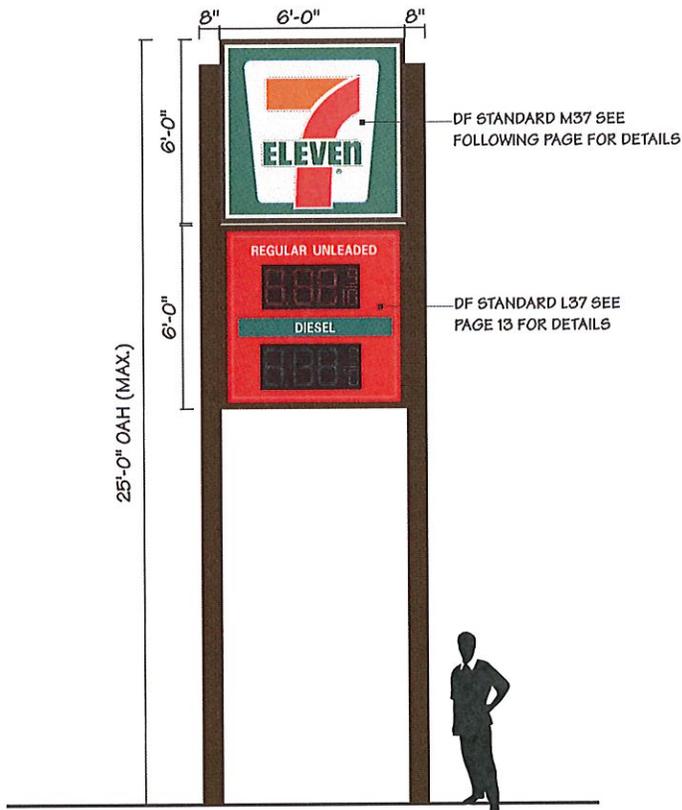


D-ORDER# 95310.04
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
Page: 3 of 19

SCALE: 1/4" = 1'-0'

DF PYLON SIGN

P



PROPOSED: 72 SQ. FT.
ALLOWED: 72 SQ. FT.

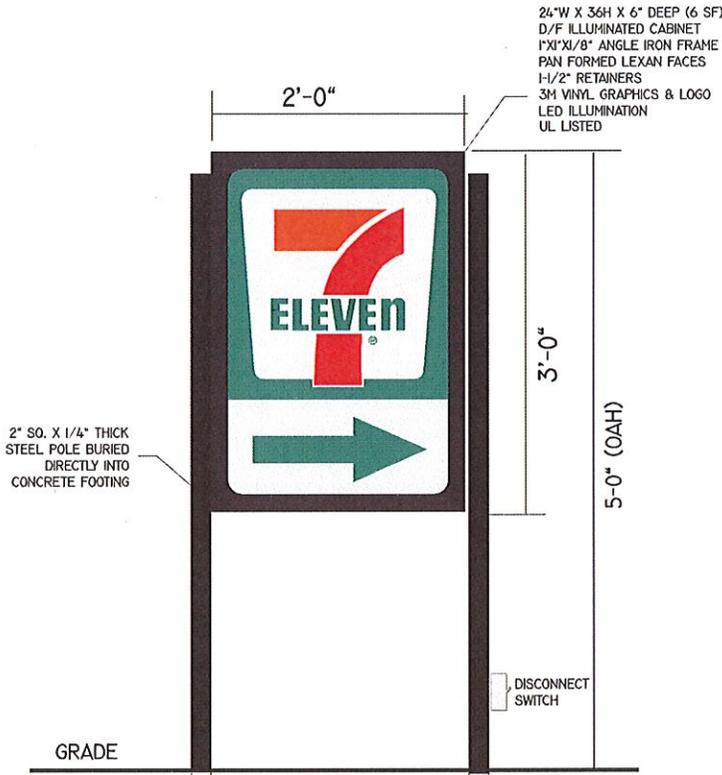
Job Location: 1044565
10001 Main St.,
Berlin, MD 21811
Date: March 11, 2019



D-ORDER# 95310.04
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
Page: 11 of 19

DF DIRECTIONAL SIGN

D



PROPOSED: 6 SQ. FT.
ALLOWED: 8 SQ. FT.

Job Location: 1044565
10001 Main St.,
Berlin, MD 21811
Date: March 11, 2019



D-ORDER# 95310.04
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
Page: 14 of 19



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 06/02/2020 HEARING DATE: _____ CASE NUMBER: 6-10-20-11

APPLICATION FOR SUBDIVISION SITE PLAN REVIEW

PROJECT NAME: Oceans East Phase 2

LOCATION OF PROPERTY: Seahawk Road

SIZE OF PROPERTY: 90.50 ac ZONING: R4 TOTAL LOTS: _____

PROPERTY OWNER/AGENT: 9828 Seahawk Road, LLC PHONE #: (410) 742-8151

ADDRESS: 218 E. Main St. Salisbury, MD 21801 EMAIL: brinnier@rinnier.com

SIGNATURE OF APPLICANT Blair Rinnier  Digitally signed by Blair Rinnier
DN: C=US, E=brinnier@rinnier.com, CN=Blair Rinnier
Date: 2020.06.02 14:15:38-04'00'

- x Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- x Three copies of the proposed subdivision or site plan must be provided with this application.
- x Applicable review fees must be paid when application is submitted.



OCEANS EAST

9800 Shore Break Lane
Berlin, MD 21811
Office 410.641-TOUR
www.oceans-east.com

June 10, 2020

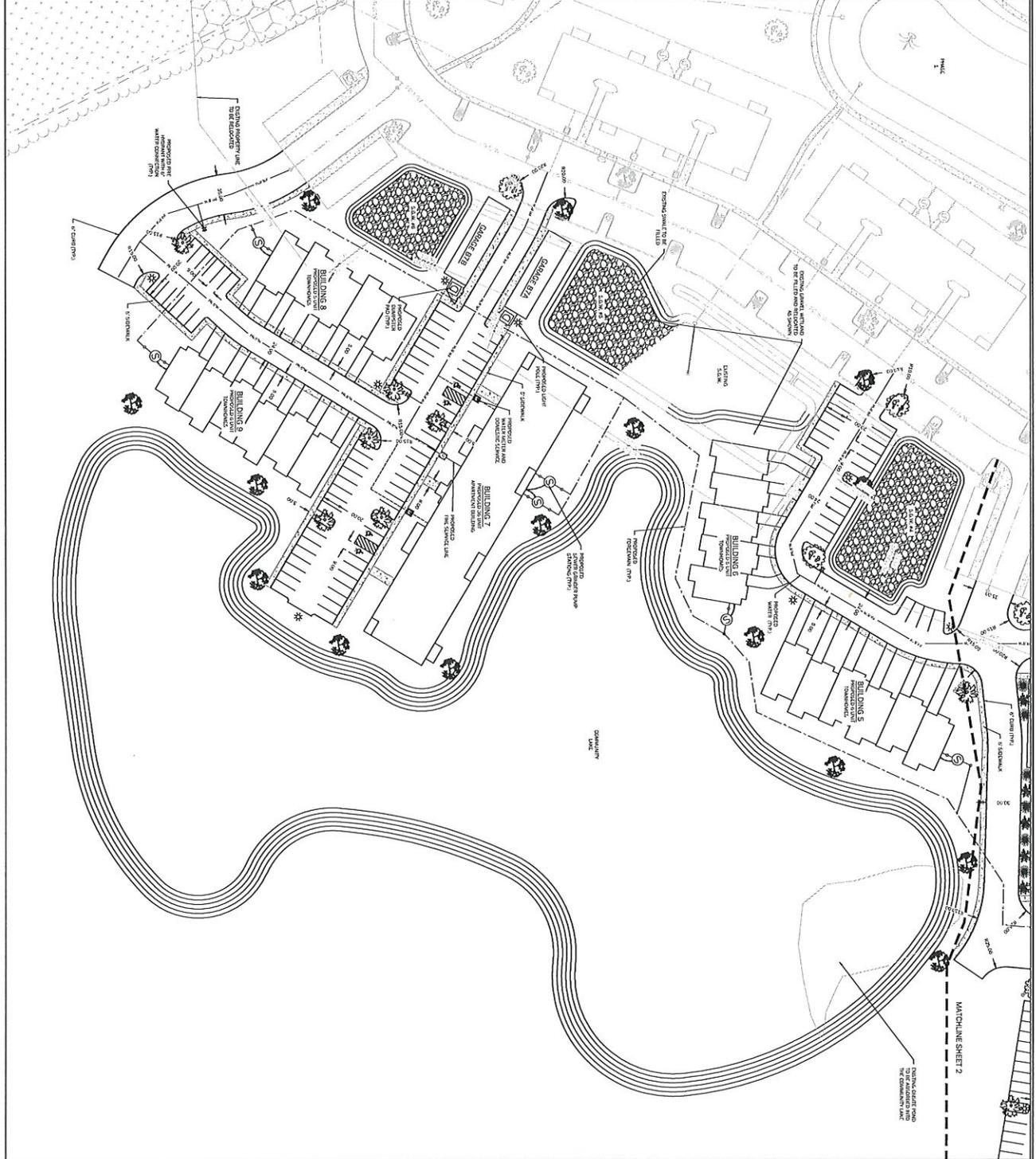
Berlin Planning Commission
10 William Street
Berlin, MD 21811

Planning Commission Members:

Please see the attached site plan submittal for our next phase of the Ocean's East apartment community. In this next phase that is east of the existing phase, we are proposing to develop 154 additional residences that will be offered for rent. This will be comprised of 132 apartments in five buildings, 22 townhomes and six garage buildings. We have included the floorplans of these residences in the attached package. The exterior architecture and design elements for both the apartments and townhomes in this next phase will continue with the coastal feel of the first phase while adding similar, complimentary features to distinguish it as a separate village within the overall community. There is a large water feature proposed on the easterly extents of this next phase of the community that will become a central, shared amenity as we continue to develop further east into the future. As we have done with the first phase of this community we plan to request to subdivide this future phase into a separate parcel that will allow us to best transition each phase from construction financing to permanent financing as each phase is built over time. We plan to request this resubdivision in a future planning commission meeting. I appreciate your time in considering this submittal and am available to answer any questions that you may have. Thank you.

Best Regards,

Blair Rinnier, CCIM, CPM
Oceans East I, LLC
(410) 742-8151 ext. 103
brinnier@rinnier.com



**COMP. DEVELP. SITE PLAN
OCEAN EAST, PHASE 2**

Seabank Road, Berlin, MD
For RIVERVIEW COOP
THIRD ELECTION DISTRICT, WORCESTER COUNTY, MARYLAND

DATE	SCALE	DATE	BY	CHK	NO.
1/24/20	1"=40'	05/20/20	W. H. P.	D. K.	01
PROJECT NAME: OCEAN EAST, PHASE 2					



REVISIONS

NO.	DATE	DESCRIPTION

SHEET 3





FLOOR PLANS
OCEAN EAST, PHASE 2

DATE: 12/31/2024
 PROJECT: OCEAN EAST, PHASE 2
 SHEET: 4

