Town of Berlin
Planning Commission
March 11, 2020
5:30 PM
Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes – February 12, 2020
4. SonRise Church Final Subdivision Plat Approval
5. Homes at Berlin – Requesting Site Plan Approval
6. Comments from the Commissioners
7. Comments from the Chairman
8. Comments from the Public
9. Comments from Staff
10. Adjournment
The February 12th, 2020 Planning Commission Meeting was called to order by Chairman Chris Denny at 5:31PM. Members present were Chris Denny, Newt Chandler, Pete Cosby, Ron Cascio, John Barrett, Phyllis Purnell and Matt Stoehr. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the February 12th, 2020 agenda. Mr. Newt Chandler made the motion to adopt the February 12th, 2020 agenda. Mr. Ron Cascio seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes for the January 8th, 2020 meeting. Mr. Newt Chandler made the motion to approve the January 8th, 2020 minutes. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called for the election of the Chairman and the Vice Chairman. Mr. Newt Chandler nominated Chris Denny for Chairman. Mrs. Phyllis Purnell seconded the motion. He then called for a motion to elect the Vice Chairman. Mr. Matt Stoehr nominated Mr. Pete Cosby for Vice Chairman. Mr. Newt Chandler seconded the motion.

Chairman Chris Denny called the next item on the agenda Site Plan Approval for South Moon Under. Ms. Brittany Johnson and Mr. Curtis Davis from Atlantic Group & Associates. There on behalf of Neev Properties LLC. They have plans for a new paved driveway off Franklin Ave also other parking improvements for South Moon Under. The property is zoned B-3 the acreage for the property is 15.17 acres. Ms. Brittany Johnson stated that parcels 683 & 684 are currently not developed. The only access to these parcels would be off Franklin Ave if they were to ever be developed. She stated they were trying to make better vehicular movement for the property. They are hoping to attract more business to Berlin.

Mr. Pete Cosby asked if they were proposing any landscaping out there. Ms. Johnson stated on the rendering there are small trees along the driveway. Mr. Cosby asked Planning Director if a landscaping plan is required. Mr. Dave Engelhart replies yes landscaping plan is required but at this time they are only showing the small trees. Ms. Johnson stated at this time just showing along the driveway. Mr. Cosby asked about lighting. Ms. Johnson said they are not currently proposing any lighting. For future development they would come back for landscaping and lighting. Mr. Engelhart stated he thought they should look at this because they are adding redevelopment an interior access road where there is none and preparing the parking area for future development. They have no use yet for the parcels but in the future. Mr. Cosby asked so this is for the driveways only. Mr. Engelhart replied yes for the driveways and the road. Mr. Engelhart stated the B-3 allows for a lot more uses because of the many uses thought it was best to bring to planning commission it’s the potential for new development. Most of the buildings are the metal in the rear more for dry storage as they stand today.

Mr. Newt Chandler asked if they needed stormwater approval. Mr. Engelhart replied once they have a plan, they would need stormwater approval. Mr. Cosby said looking at the trees in the
pictures you had not thought of what types. Ms. Johnson stated that would be on the submittal. Mr. Cosby said they are looking at this to approve tonight and he is always the person who wants to see monumental trees. Chairman Chris Denny asked if anyone was lined up for the lots. Ms. Johnson replied this would be for future use. Chairman Chris Denny asked if there were any comments from the public. Lady from the public wanted to know how you are going to make sure the kids are safe that are in back at Bundles of Joy Daycare Center. Mr. Chris Carbaugh stated what they are trying to do is make a better driveway and vehicle circulation for cars. He stated right now its kind of tight. Hoping to make better drive aisles and parking spaces, hoping this is what this would accomplish to keep them safe.

Chairman Chris Denny called for a motion. Mr. Pete Cosby made the motion to approve with the condition they address landscaping along Route 113. Mrs. Phyllis Purnell seconded the motion.

Chairman Chris Denny called Mr. Palmer Gillis for site plan approval. Mr. Gillis stated this was the last building to be built at Main Place building #5. The building is the same as building #4 that was approved a few months ago. Drawings had been submitted. Mr. John Barrett asked if he had talked to the owner of the previous gas station. Mr. Gillis stated he has had conversations with Mr. Cox. He was not opposing the last building. Chairman Chris Denny called for a motion. Mr. Ron Cascio made the motion to approve. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called the next applicant SonRise Church for Subdivision Plat. Mr. Keith Hammer stated he was submitting for final subdivision plat for SonRise Church. Mr. Pete Cosby asked about the northerly property line about a road being there. Mr. Hammer stated there was a quit claim that was noted it used to be a road there, but it was divided between them. Mr. Cosby said he would think the broken line would be the middle of the road and stated it said the line would be deleted. Mr. Cosby stated he didn’t understand this plat. Mr. Hammer stated that the main entrance would be shared by all the lots from 818. Mr. Cosby suggested that he talk to his surveyor to make sure whether the line should be going down the center of the road. Mr. Dave Engelhart stated it should be shown on there if there is an access road. Mr. Chandler said we need to see it on the plat. Mr. Cascio stated if we are approving this, we need to see it. Mr. Engelhart stated the final plat should show the access road. Mr. Cascio made a motion to table the approval. Mr. Chandler seconded the motion.

Chairman Chris Denny called Mr. Steven Cirile and Mr. John Derrickson to come forward for Concept Plan for 9913 Old Ocean City Blvd. Mr. Cirile stated he was the architect and the concept was for a mixed-use building located in the B-2. He stated he worked on a project for that property in 2005 for office space. At that time, they had preliminary approval for 48 parking spaces. He stated after looking at the records from LA Hacienda they have tried to rectify the situation. Mr. Cirile stated after meeting with State Highway Administration they wanted to have only one entrance on Route 818. He stated he split the buildings up because it would eliminate having to put in an elevator. On the first floor would be retail use the second floor would be apartments. He stated ADA was not necessary for the apartments above. The walkways have been increased to 14 feet. He stated in the final plans they may be able to push to 16 feet but for right now it 14 feet. They have 2 feet for plantings and access to the parking
lot. Mr. Engelhart had told them they would need twelve spaces for the tenants that they had highlighted for their parking. Mr. Cirile stated they are asking for the 48 parking spaces for this use. He stated that 48 parking spaces had been approved in April of 2005 and October of 2005. They would not have restaurant use, this would be office space and retail use. The upstairs would have three-bedroom apartments, two baths and in walking distance of downtown. They are making the building visible to the downtown even down to the awnings. Mr. John Derrickson stated they will have outside lockers for the residents to put their stuff. Mr. Cirile said 4x4 storage areas, so nothing would be hanging out. Mr. Derrickson stated they even made the back side of the building look like the front. Mr. Cirile stated when you’re coming down Route 818 you can see all the way down nothing in the sight line. The signage would be on the building. The Town of Berlin wants them to keep the building back 16 feet from the powerlines and they have addressed that. Mr. Cirile stated he has been in contact with the Fire Marshall Mr. Matt Owens of Worcester County. Mr. Russell Hammond has received the soil test. Mr. Hammond would be handling landscaping and stormwater with EA Engineering. He stated there would be a stormwater retention pond that is shown on the plan on the north side also some plantings around there.

They will have room for some slow growth trees along the front still trying to keep the visual for state highway. In the back-north side and on the side, they have room for monumental trees. He stated plenty of opportunity for tall and low landscaping. He stated they have taken the visual very serious, so it is clear when you’re coming down the road nothing is blocking the view. Mr. Newt Chandler asked what the red line was. Mr. Cirile stated that is the towns’ five-foot easement. Mr. Derrickson would have to put in his deed the easement. Mr. Tim Lawrence Electric Director for the Town of Berlin is going to take the power off the pole and bury it bring it over to the transformer. It will be clear for the town to do what ever they have too, no plantings. He stated the alley way is where he planned to bring the water and sewer in to get to both buildings. Roof top HVAC there is a pitch top, the water will drain off and go where it needs to go. The apartment units will have a/c slim packs. Mr. Chandler asked where the dumpers for trash were. He put it in the middle, so the neighbors won’t have to look at them Mr. Derrickson replied. It would be screened from both roads. He said they could put up a gate, but they will have plenty of room to pick up trash. Discussion on where the residents would have their cans for the town to pick up. He stated they would work all that out.

Mrs. Trimble concerned about having trees. Mr. Cirile told her the parking lot in front of the two new homes would be screened by trees. He suggested they watch the animation. Mr. Derrickson told them they tried to match the building with the town. Mr. Pete Cosby asked about the sidewalks. They will have sidewalks up against the building, near the road will be grassy area because of the fire hydrants and the light poles. Mr. Cosby stated he was ok with where the sidewalks are going. Mr. Cirile stated the apartments would be 1446 sq. ft. of living space. Mr. Cascio stated that this design was the best he has seen in a while for that location. He liked what they did with the parapets. Mr. Cirile stated there is a traffic study underway.

Chairman Chris Denny called Heavy Metal Playground to come forward. Mr. Mark Stevanus the Owner and his Realtor Mr. George Merritt came forward. Mr. Newt Chandler recuses himself from the commission. Mr. Cascio asked for the location of the site. Mr. Newt Chandler replied Evans Road right over the tracks. Mr. Pete Cosby asked about the noise. Mr.
Mark Stevanus stated when you are standing with the machines, they are not loud. Mr. Pete Cosby asked how many days you are looking to do this. Mr. Stevanus replied 7 days a week. Mr. John Barrett asked about the hours. He replied until about eight or nine at night. Mr. Stevanus then asked did he have concerns. Mr. Barrett replied yes that would be right behind my house. Chairman Chris Denny asked if he had another business like this some where else. Mr. Stevanus replied yes, a place called Boonsboro Maryland. He stated this is for amusement and the normal drive time is about 2 to 3 hours. He stated people come from all around. He stated they can train people to get them certified for jobs. Chairman Denny asked how close you are to a residential area. He replied its almost similar to this area could be a little further for residential. He stated they also have a place that has Go-carts that are louder. Mr. Ron Cascio questioned why this area. Mr. Stevanus stated he has always wanted to come down to this area. He said he had done some business speaking in Ocean City and this had come up. They thought it would be a tourist attraction. That kind of lead him to working with George. He then reached out to several people. They have also looked at places closer to Ocean City and off route 50. Then this came up in Berlin. Mr. George Merritt said it was B-2 zoning, so he made a call. Chairman Denny asked about the noise. Mr. Stevanus said the Bobcat has a switch that you can turn off. Mr. Stevanus said what they were going to do to start off was to leave them stationary. It can stand still and spin around like an excavator. They can do different activities without moving. Mr. John Barrett asked how many pieces of equipment would be there. Mr. Stevanus said he wanted to start off with four pieces. If there was more of a demand, he would like to add to it. Mr. Barrett thought it was a terrible location. He stated his house was across the field and this was a residential area.

Mr. Stevanus said he didn’t want to be disruptive and that’s why he is here. Mr. Barrett asked do you think its not in a residential area. Mr. Stevanus said where they are located in Boonsboro it is so much going on. Mr. Cosby stated he liked the idea but would have to be convinced about the noise. Mr. Cosby said he would need to have a demonstration and Mr. Stevanus would need a sound person to tell them about the noise level. Conversation continued he said he would like to bring in 8 to 10 machines. Mr. Cascio told them he loved the concept but didn’t think it was for Berlin. They asked if there was another place they could think of. Mr. Stevanus told them like now they would not be running this time of year because it gets dark early. The commission told them they are not against it. Mr. Engelhart asked about the golf course. Mr. Stevanus thanked the commission for there time.

Mr. Engelhart asked about the resilience plan if they had read. Chairman Denny asked about the Air BNB. Mr. Engelhart stated they were going to have a work session before drafting of the ordinance. Meeting before Mayor & Council on February 24th, 2020 to discuss the ordinance before writing it. This would be accomplished in several steps including having a public meeting. With no other comments meeting was adjourned. Mr. Newt Chandler made motion to adjourn. Mr. Ron Cascio seconded.

Respectfully Submitted,

Carolyn Duffy
PLANNING COMMISSION APPLICATION

DATE: 03/04/2020  HEARING DATE: 3/11/2020  CASE NUMBER: 3-11-20-07
APPLICATION FOR:  X SUBDIVISION  SITE PLAN REVIEW

PROJECT NAME: SonRise Church

LOCATION OF PROPERTY: 10026 Main Street, Berlin, Maryland 21811

SIZE OF PROPERTY: 22.09  ZONING: B-2  TOTAL LOTS: 3

PROPERTY OWNER/AGENT SonRise Church c/o Daryl McCready  PHONE # (410) 629-1901
ADDRESS 10026 Main Street, Berlin, Maryland 21811  EMAIL pastord@sonrise.cc

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.
PLANNING COMMISSION APPLICATION

DATE: 03/02/2020 HEARING DATE: 3-11-2020 CASE NUMBER: 3-11-20-049
APPLICATION FOR: [ ] SUBDIVISION [X] SITE PLAN REVIEW
PROJECT NAME: Homes at Berlin - Flower St.
LOCATION OF PROPERTY: 113 & 115 Flower St.
SIZE OF PROPERTY: 2.09 ZONING: R-3 TOTAL LOTS: 2
PROPERTY OWNER/AGENT: Homes at Berlin, LP PHONE #: (410) 269-1222
ADDRESS: 318 Sixth St. Annapolis, MD 21403 EMAIL: diane@homesforamerica.org

SIGNATURE OF APPLICANT: [Signature]

- 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.
VARIANCES REQUESTED:

1. PARKING VARIANCE: 18 SPACES REQUIRED PER CODE, 17 SPACES PROVIDED
2. MINIMUM LOT AREA VARIANCE: FOR 40,877.04 SF REQUIRED PER CODE, 13,651 SF PROVIDED
3. SIDE YARD SETBACK VARIANCE: 4' REQUIRED PER CODE, 15' PROVIDED (NORTHERN SIDE YARD)
VARIANCES RECEIVED 2/5/2020:
1. PARKING VARIANCE: 80 SPACES REQUIRED PER CODE, 57 SPACES PROVIDED
2. MINIMUM LOT AREA VARIANCE: FOR 40 UNITS - 240,000 SF REQUIRED PER CODE, 91,087 SF PROVIDED
3. SIDE YARD SETBACK VARIANCE: 43' REQUIRED PER CODE, 15.5' PROVIDED (NORTHERN SIDE YARD)

EXISTING FEATURES TO REMAIN
- BUILDINGS/ OVERHANGS/ DUMPSTERS
- MISCELLANEOUS UTILITIES
- SIDEWALKS & CONCRETE PATIOS
- SIGNS
- FENCE

PROPOSED FEATURES
- ASPHALT PARKING LOT
- CONCRETE 6" CURB & 18" GUTTER PAN
- Entrance Sign
- Combined Property Boundary
- Light Poles (Final Lighting Plan to Confirm 0 FT/CANDLES AT PROPERTY LINES)

PROPOSED STORMWATER QUANTITY
- MICRO-BIORETENTION AREA #1 735.00 SQ-FT

TOTAL PROPOSED IMPERVIOUS 31,524.00 SQ-FT

PARKING RATIONALE
EXISTING PARKING SPACES ON-SITE: 44
PARKING REQUIREMENT PER TOWN OF BERLIN CODE:
2 SPACES/DWELLING UNIT
TOTAL PROPOSED DWELLING UNITS: 40
PARKING REQUIRED: 80 SPACES
PARKING PROVIDED: 57 SPACES (INCLUDES 4 ADA SPACES)
EXISTING FEATURES

- PROTECT ANY EXISTING STORM CATCH BASIN DURING DEMOLITION
- BUILDING
- RIDER
- CONCRETE SIDEWALK
- 6" CONCRETE CURB
- UTILITIES
- LIGHT POSTS
- ASPHALT
- DRIVE
- CONCRETE PAD FOR DUMPSTERS
- GRAVEL ON CONCRETE PAD
- FENCE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- WATER METER/VALVE/HYDRANT
- MAILBOX
- EXISTING CONCRETE WALKWAY TO REMAIN
- EXISTING CONCRETE WALKWAY TO REMAIN
EXISTING TREES TO BE REMOVED DUE TO PROPOSED SITE CONFLICTS.

EXISTING TREES TO REMAIN.

PROPOSED UNDERSTORY TREES (SEE TABLE ON THIS SHEET FOR INFORMATION).

PROPOSED SHRUBS (SEE TABLE ON THIS SHEET FOR INFORMATION).

PROPOSED MICRO-BIORETENTION #1 PLANTINGS (SEE TABLES ON THIS SHEET FOR INFORMATION.)

OPEN SPACE REQUIREMENTS

PER MULTIFAMILY REQUIREMENTS: 20,000 SF

PER ZONE R-3: 30% OF TOTAL LOT AREA = 27,832 SF

OPEN SPACE PROVIDED = 37,580 SF

FLOWER ST.

ROUTE 113 / WORCESTER HIGHWAY

EXISTING APARTMENT BUILDING 6,155 SQ-FT

EXISTING APARTMENT BUILDING 6,177 SQ-FT

PR. APARTMENT BUILDING 2,502 SQ-FT

APARTMENT BUILDING 8,777 SQ-FT

MICRO-BIORETENTION #1 PLANTING PLAN

GENERAL SITE LANDSCAPING PLANTING TABLE

LATIN NAME | COMMON NAME | QUANTITY | TOTAL  |
-----------|-------------|---------|--------|
Ilex Glabra | HARBORBERRY | 4 | 4 |
Viburnum dentatum | MAIDENHEART | 9 | 9 |
Sambucus nigra | EASILY | 9 | 9 |
Viburnum prunifolium | GLACE KAY | 3 | 3 |

MICRO-BIORETENTION #1 PLANTING TABLE

LATIN NAME | COMMON NAME | QUANTITY | TOTAL  |
-----------|-------------|---------|--------|
Pernettya mucronata | RED HAWTHORN | 100 | 100 |
Ilex decidua | WILD BEGONIAT | 111 | 111 |
Sambucus nigra | HIỆM | 130 | 130 |
Corylus avellana | PENNSYLVANIAN MOSS | 90 | 90 |

EARTHWORK:

EX CONCRETE TO REMAIN

CONCRETE

EX EMB BED BOTTOM

OPEN SPACE

MASTES:

ASPHALT

EX CONCRETE TO REMAIN

CONCRETE

EX EMB BED BOTTOM

OPEN SPACE

FOR REVIEW

office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com

RAUCH engineering design &

development services

inc.

PROFESSIONAL CERTIFICATION.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2020

FOR REVIEW

REVISIONS

DATE

DESCRIPTION

APPROVED BY:

SCALE:

DATE:

DRAWN BY:

DESIGNED BY:

SHEET NO.: