

NORTH EAST PLANNING COMMISSION

North East Town Hall Meeting Room
106 South Main Street, North East, Maryland 21901
Wednesday, March 5, 2014
7:00 PM

Chairman Brian Morgan called the meeting to order at 7:00 P. M. Present for the meeting included Chairman Brian Morgan, Commissioner Eric Braley, Ranald Langille, Michael Kline, and Mrk Dobbins. Also present were Betsy Vennell, Director of Planning and Melissa Cook MacKenzie, Town Administrator.

-PUBLIC HEARING-

- Article 3. Definitions. Parking space size for off-street parking.
- Article 6-8. To amend the parking space size to 9' x 18'
- Section 6-29: Assisted Living facilities/group homes: To delete the requirement for a residential group home to provide evidence of a state and federal license to delete conditions for a residential group home.
- Adding a provision that large institutional group homes shall be subject to conditions of Section 6-29.
- Deleting the requirement for residential group homes to be subject to a 1500 foot distance requirement from other group homes
- Adding a 1500 foot distance requirement for large group homes/assisted living facilities.
- Deleting the sign requirements for residential group homes.
- Providing for permitted signs for large institutional group homes in Article 7. Signs.
- Amending the table of contents, paragraph re-lettering and re-numbering, page numbers and index pages to reflect changes to the text.

Chairman Morgan opened the Public Hearing at 7:00p.m. There was no one present from the public who desired to speak. With no further comments, the Public Hearing closed at 7:02 p.m.

-APPROVAL OF MINUTES-

February 5, 2014

The February 5, 2014 minutes were approved as presented.

-COMMENTS FROM THE PUBLIC-

None.

-REPORTS-SHA Bridge over Amtrak

Mrs. Cook-MacKenzie reported that there are no recent updates regarding to the SHA Bridge over Amtrak.

-NEW BUSINESS-**Ordinance 2014=03-01:**

Commissioner Braley made a recommendation for approval of Ordinance 2014-03-01 to the Mayor and Commissioners. Mr. Langille seconded the motion. The motion was approved by all.

-OLD BUSINESS-

None.

-MISCELLANEOUS-North East Commons:

Mrs. Cook-MacKenzie reported that during the February 2014 meeting, she discussed North East Commons. Specifically, the part owner of North East Commons contacted the Town to inquire whether the Town would consider the use of a 600,000 square foot cross dock warehouse on this land.

Mrs. Cook-MacKenzie reported that she was concerned about the zoning ordinance allowing warehouses, by right, in Highway Commercial District from the Zoning Ordinance, and stated that warehouses are a “permitted use in a completely enclosed building”. The Planning Commission believed that the intent of the Highway Commercial District was sufficient to outline that a cross dock facility is an inappropriate use in the Highway Commercial District.

Library:

Mr. Langille inquired about the status of the library project. Mrs. Cook-MacKenzie reported that the Library Committee continues to have dialogue with the property owner of the potential site.

-ADJOURNMENT-

With no further business, Mr. Langille made a motion to adjourn at 8:00 p.m. Mr. Dobbins seconded the motion and the motion was approved by all.

Betsy Vennell
Director of Planning

Brian Morgan
Chairman