

NORTH EAST PLANNING COMMISSION

North East Town Hall Meeting Room
106 South Main Street, North East, Maryland 21901
Tuesday, February 6, 2018
7:00 PM

Chairman Mark Dobbins called the meeting to order at 7:01 PM. Present included Valerie Combs, and Judy Duffy. Also present were Betsy Vennell, Director of Planning, Chris Mink, CNA Engineering and Lisa Rhoades, Planning and Zoning Assistant.

-MINUTES-

January 22, 2018 Meeting Minutes.

Ms. Combs made a motion to approve the January 22, 2018 meeting minutes as presented. Ms. Duffy seconded the motion and the motion was approved by all.

-NEW BUSINESS-

1. Ridgely Forest Master Planned Community

Ridgely Forest Master Planned Community - Zoning District R-4 with Master Planned Community Overlay District, Tax Map 31; Parcels 1355, 235
Applicant: WORF, LLC, 2301 Rutledge Road, Fallston, Maryland
Owner: 1PH PROPERTIES, LLC; 9616 Belair Road, Baltimore, Maryland

Mr. Jim Wolf and Mr. Tom O'Laughlin, WORF, LLC, the applicants/developers, Ms. Amy DiPietro, Morris & Ritchie Associates, Inc., Mr. Tom Vaughn, Ryan Homes and Mr. Andy Stansfield, Natural Resource Consulting Services of Geo-Technology Associates, Inc were in attendance regarding Ridgely Forest Master Planned Community (MPC).

Presentation from Ryan Homes - Housing Unit Types

Ms. DiPietro distributed an informational packet to the Planning Commission including proposed housing unit types, Concept MPC Plan for reference, an overlay house layout plan for Spirea Court cul-de-sac, and the new MPC Design Guidelines.

Mr. Tom Vaughn, representing Ryan Homes described the styles of homes they would like to offer for the "Remaining Lands of Phase 1". He added that they would like to offer a ranch style home as well.

Chairman Dobbins inquired if there is any correlation between the existing homes and the proposed products. Ms. DiPietro replied yes. Mr. Vaughn added they will

create visual interest by offering different styles of homes and two tone siding in various colors. In addition the roof shingles will be consistent with what is currently installed on the existing homes in Phase 1. Mr. O' Laughlin, added that according to the information the Town provided on the existing homes in Ridgely Forest, the product Ryan Homes is proposing seems to be very compatible with the existing homes.

Mr. Vaughn, stated, for example, the existing home at 5 Yellowwood Drive is essentially the same home proposed as proposed Plan 2203, shown in the packet that was distributed, just with an updated design. Ms. Vennell inquired if any of the proposed homes would have an extended roof over garages and front door. Mr. Vaughn replied no.

Presentation from GTA - Isolated and Connected Wetlands

Mr. Andy Stansfield, Vice President of Natural Resources Area of GTA, gave a brief overview on how to delineate a wetland area. There is a three perimeter approach in determining wetlands: 1. Hydrophilic vegetation (trees that grow in wetlands) 2. Soil and 3. Hydrology. There are Isolated Wetlands and Connected Wetlands. Isolated Wetlands do not contribute to other water bodies and Connected Wetlands connect to streams, rivers or other bodies of water. Maryland Department of Environment (MDE) is responsible for monitoring the Isolated Wetlands. Mr. Stansfield reported to develop within the Isolated Wetlands a developer must first obtain an approved Isolated Wetlands permit from MDE.

Mr. Stansfield stated this project proposes 36,518 square feet of isolated wetland impacts. The majority of the areas appear to be manmade. Mr. Stansfield described how wetlands change over time. He gave an example, the site where the Club House for Ridgely Forest was supposed to be built in 2008 was determined to be a wetland. However, after the recent review, this area is no longer considered a wetland. Ms. Vennell inquired if Mr. Stansfield expected their non-tidal wetland permit to be approved by MDE. Mr. Stansfield replied yes and reported the permit application was filed on January 26, 2018. It will be approximately 45 days until they receive notification that a field inspection will be scheduled.

Chairman Dobbins inquired were there any areas that were avoided due to connected wetlands and how many streams and wetlands have been identified on the Ridgely Forest property. Mr. Stansfield replied that there is an existing storm water pond which abuts a stream and contributes to a connected wetland. In addition, there are several other isolated wetlands not impacted. There are 6 streams and 21 wetlands that have been identified on the Ridgely Forest Property. In addition, there will be no stream impacts and no connected wetland impacts in the proposed development. Ms. Duffy inquired if the undeveloped wetlands will be left alone or are there other plans for them. Mr. Stansfield stated he can ensure they will be left alone as they were not part of the isolated wetlands permit they have already filed.

Remaining Lands of Phase 1 - Housing unit type

Chairman Dobbins clarified that the housing unit type being decided on during this meeting is specifically in relation to the 24 undeveloped lots in the “Remaining Lands of Phase 1”.

Ms. Vennell also clarified that the proposed products for the remaining lands of Phase 1 include Plans 1440, 1680, 1918, and 2203. Mr. Vaughn concurred.

Chairman Dobbins stated the Planning Commission wants to ensure that the proposed product is not going to devalue the existing homes. Mr. Vaughn stated they will not be offering an all stone or brick home as that is not possible at their target price point of \$250,000-\$290,000. However, the proposed Plans for all of the homes will have carriage style garage doors, and a roof over the front door with columns and architectural accents. Ms. Vennell reported that the starburst design feature is not located on any of the existing homes in Phase 1. Mrs. Vennell inquired whether the starburst design could be replaced with a decorative gable vent or medallion instead, similar to what is already provided on some of the existing homes. Mr. Vaughn concurred that the starburst could be exchanged for another decorative exterior accent. Ms. Vennell also reported that the majority of the existing homes have shutters and asked if the homes without shutters could have a wider molding and trim around window and doors. Mr. Vaughn responded that they would do this as a standard on their models without shutters, although shutters will remain an option which will be up to the homeowner.

“Remaining Lands of Phase 1” (24 Lots):

Mr. Vaughn stated that the current real estate market shows that buyers want lower market options therefore the higher end options will not be available. Although there are different styles of homes offered they are all 40 feet in width across the front so that the appearance is uniform however, the depth of the homes may vary. Chairman Dobbins stated that the proposed products Ryan Homes presented are compatible with the existing homes with the conditions discussed.

Ms. Duffy made a motion to approve the housing unit types (Plans 1440, 1680, 1918 and 2203) and architectural design proposed for the 24 lots in the “Remaining Lands of Phase 1” subject to the following conditions:

- Replace the starburst on all housing unit type Plans with an architectural element such as decorative gable vents; medallions, or louvered “fypon”
- Carriage style garage doors shall be required on all garages.
- Roofs shall be required over all front doors and shall be installed with full length supporting columns on all housing unit types

Ms. Combs seconded the motion and the motion was approved by all.

Section 1 (formally Phase 1) Lots 1013, 1014, 1015, 1023, 1024, and 1025 - Preliminary Subdivision Plat

Chairman Dobbins confirmed that the lots located in Section 1, within the non-tidal wetlands/isolated wetlands are 1013, 1014, 1015, 1023, 1024 and 1025. Ms. DiPietro concurred.

Chairman Dobbins made a motion to reverse the original decision from the January 22, 2018 Planning Commission Meeting to approve Lots 1013, 1014, 1015, 1023, 1024 and 1025 for development with the following conditions:

- Maryland Department of Environment approved non-tidal wetland permit
- Forest Conservation approval
- Master Planned Community (MPC) Revisions

Ms. Combs seconded the motion and the motion was approved by all.

Section 1 (Lot 1000)

Ms. Combs inquired about the tot lot plan for Lot 1000 located near the existing mailboxes. Ms. DiPietro stated that the area is a little small for a tot lot and too close to the road. Ms. Vennell suggest the area may be big enough for a sitting area, pergola or picnic tables. The Planning Commission concurred.

Ms. Duffy made a motion to reverse the original decision from the January 22, 2018 Planning Commission Meeting to approve Lot 1000 for development in Section 1 with the following conditions:

- Master Planned Community (MPC) Revisions.
- The open space area adjacent to Lot 1000 shall be enhanced as a pocket park, with amenities such as a pergola, benches and a visual enhancement, however, not a tot lot. The plan for this pocket park shall be shown in detail on the preliminary landscape plan/open space plan for Section 1.
- Maryland Department of Environment approval of the non-tidal wetland permit
- Forest Conservation approval

Ms. Combs seconded the motion and the motion was approved by all.

Section 1 (Lots 1001-1005) Cul-de- Sac

During the January 22, 2018 Planning Commission meeting the Planning Commission expressed concern about the addition one additional lot proposed within the existing 4 lot cul de sac, causing the reduction of the lot widths. During the discussion Ms. DiPietro stated that she would bring in a house layout

plan to the next Planning Commission meeting showing the original lot layout plan and the new lot layout plan, to show that even though the lots have been reduced in size the homes will still fit on the lots meeting the required setbacks.

Ms. DiPietro distributed the House/Lot layout plan for the lots in question. Ms. DiPietro pointed out that the new house layout plan shows the proposed smaller homes which will be built closer to the cul-de-sac providing for more rear yard area. In addition, a portion of the rear yards for lots 1001-1005 are wooded and the woods will remain undisturbed by moving the homes closer to the road.

Chairman Dobbins inquired if the new homes will meet all of the regulatory setbacks and Ms. Vennell inquired if the driveways were meeting the setbacks. Ms. DiPietro stated that she was unaware that there was a side yard setback for driveways. Ms. Vennell stated that in Article 4, Section 4-5 Application of District Regulations-General Provisions, Paragraph (3) states:

“No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be located in any setback, buffer, easement, right of way or any other setback requirements as set forth in the Zoning Ordinance Subdivision Regulations. In the case of an approved re-development, off-street parking may be located three feet from the property line.”

Ms. DiPietro replied that she can ensure that all of the homes will meet all of the setback requirements. She added that the housing types used on the new house layout plan may not be the housing unit type chosen by the home buyer. What typically happens once they are in the final engineering stage Ryan Homes will contact Ms. DiPietro for a lot fit to determine which homes plans will fit on that lot.

After a brief discussion the Planning Commission determined that the new products fit nicely on the lots and they have no objection to inclusion of Lots 1001-1005 within the cul de sac.

Chairman Dobbins made a motion to approve the cul de sac in Section 1 with 5 lots, Lots 1001, 1002, 1003, 1004 and 1005 for development subject to the following conditions:

- Master Planned Community (MPC) Revisions
- Forest Conservation approval

Ms. Duffy seconded the motion and the motion was approved by all.

Section 4 (Formally Phase 1) Lots 4032, 4033 and 4034

Chairman Dobbins inquired if Lots 4032, 4033, and 4034 were located in an isolated or connected wetland. Mr. Vaughn stated they are in an isolated wetland. Chairman Dobbins made a motion to reverse the original decision from the January 22, 2018 Planning Commission Meeting to approve Section 4, Lots 4032, 4033 and 4034 for development with the following conditions:

- Maryland Department of Environment approved non-tidal wetland permit
- Forest Conservation approval
- Master Planned Community (MPC) Revisions

Ms. Duffy seconded the motion and the motion was approved by all.

New Ridgely Forest Master Planned Community Design Guidelines:

Ms. Distributed the new Ridgely Forest Master Planned Community Design Guidelines which have been updated and include the new housing unit types, the updated wetland delineation plan, updated trilogy letters Department of Natural Resources, Fish and Wildlife etc., and an updated sections and phasing plan.

Bayberry Drive

Ms. DiPietro reported some changes that they are proposing are that Bayberry Drive, which is an entrance off of Route 7, be reduced to 22 feet in width, the sidewalk and the retaining walls in the previous MPC are eliminated. Ms. DiPietro stated the grade exiting from the community on Bayberry Drive to Route 7 was fairly steep and by narrowing the entrance this will slow down the traffic entering and exiting Bayberry Drive. Ms. DiPietro stated that she had contacted State Highway Association (SHA) their upcoming project and found that there was a previous access permit issued and bond release for all of the improvements done on Route 7. Ms. DiPietro stated that David Redman, SHA, indicated that only a driveway permit would be required for Bayberry Drive since they were not changing the point of access and the curb returns will remain the same. The entire right away is 75 feet wide adding that the HOA could maintain the landscaped areas on either side of Bayberry Drive but it has not yet been determined whose responsibility the landscaping maintenance will be at this time.

Mr. Mink inquired about the road width of Bayberry Drive being only 22 feet wide. Ms. DiPietro stated they are proposing only a portion of Bayberry Drive will be reduced to 22 feet wide as homeowners need a wider section of road to back out of their driveways. Ms. Duffy inquired if Bayberry Drive will be the main entrance during construction. Mr. Wolf stated they are going to request that the contractors use Bayberry Drive.

Bayberry Drive - Retaining Walls adjacent to Route 7

Ms. DiPietro stated the reason for removing the retaining walls from the plan was to eliminate the responsibility and maintenance of them in the years to come. In addition by removing the retaining walls there will be additional landscaping opportunities for the Bayberry Drive entrance which may provide screening for existing residents along Route 7. Mrs. DiPietro reported that only a driveway permit will be required by the State Highway Administration for the Bayberry Drive entrance and exit from Maryland Route 7.

Sidewalk

Chairman Dobbins wanted to clarify that there are no sidewalks proposed along Maryland Route 7 in the new MPC guidelines. Mr. O'Laughlin stated there are no sidewalks along Maryland Route 7 at this time and they do not plan on installing sidewalks.

Clubhouse

Ms. DiPietro reported a new architect was hired to design the club house. Mr. O'Laughlin added the new club house design will not be as elaborate as the original proposed club house. The new proposed club house will have two stories and columns in the front to blend in with the housing units. Ms. Duffy inquired the size of the proposed club house and who currently is in charge of the Home Owners Association (HOA). Mr. Wolf replied the club house is proposed at 2500 square feet on each level of the club house. The bank is still in control of the HOA at this time until Mr. Wolf and Mr. O'Laughlin finalize the purchase of the property and at that time they will take over the HOA.

Signage

Ms. Vennell inquired if there be a development signage at the Bayberry entrance. Mr. Wolf stated yes they could put a smaller sign at this entrance and both sides of the entrance would be landscaped.

2. Workshop: Master Planned Community Regulations-review

Chairman Dobbins reported that the scheduled workshop will take place another evening as Planning Commission member Mike Nair was not present.

-OLD BUSINESS-

None.

-REPORTS-

None.

-MISCELLANEOUS-

None.

-COMMENTS FROM THE PUBLIC-

None.

-NEXT MEETING-

A Planning Commission Workshop has been scheduled for February 20, 2018 at 7:00 p.m.

The next scheduled Planning Commission Meeting is March 6, 2018 with an Inclement Weather date of March 12, 2018.

-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 8:36 p.m. Chairman Dobbins seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Lisa Rhoades
Planning and Zoning Assistant

Mark Dobbins
Chairman