

NORTH EAST PLANNING COMMISSION
North East Town Hall Meeting Room
106 South Main Street, North East, Maryland 21901
Tuesday, November 6, 2018
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:00 P.M. Present included Commissioner Raymond Mitchell and members Mike Nair and Judy Duffy. Also present were Chris Mink, Town Engineer, Melissa Cook-MacKenzie, Zoning Administrator, Betsy Vennell, Director of Planning and Zoning, and Lisa Rhoades, Planning and Zoning Assistant. Planning Commission member Valerie Combs was absent from the meeting.

-MINUTES-

September 4, 2018

Ms. Duffy made a motion to approve the September 4, 2018 minutes with a minor correction. Mr. Nair seconded the motion and the motion was approved by all.

October 2, 2018

Ms. Duffy made a motion to approve the October 2, 2018 minutes as presented. Mr. Nair seconded the motion and the motion was approved by all.

-PUBLIC HEARING-

ORDINANCE 2018-10-02 North East Subdivision Regulations. Rescind the existing Subdivision Regulations and adoption of new Subdivision Regulations.

Chairman Dobbins opened the Public Hearing at 7:01 P.M.

Chairman Dobbins read into the record that the purpose of this Public Hearing was to receive public comment and to formulate a recommendation to the Mayor and Commissioners after the closing of the Public Hearing.

Mrs. Cook-MacKenzie reported that the legal notice for Ordinance 2018-10-02 North East Subdivision Regulations was posted in the Cecil Whig newspaper and on the Town of North East website on October 19, 2018. Comments were received from Mr. Jim Wolf, WORF LLC, 2301 Rutledge Road, Fallston, Maryland, which were reviewed by Towns Planning Office, Town Attorney and the Town's Engineer. There were some minor revisions made, for clarification, based on the comments received.

As there was no further comment, Chairman Dobbins closed the Public Hearing at 7:04 P.M.

-OLD BUSINESS-

1. North East Gateway (Formally North East Commons) Monument Sign/Architectural Feature.

Mrs. Cook-Mackenzie reported that the planning office has been working with Mr. Jeff Holcomb, Trammell Crowe Company and his architects to create a monument sign as an architectural feature for the site. The monument should represent the history of the Town of North East or the Town (water oriented community, name, etc). Mrs. Cook-Mackenzie distributed three renderings of the monument sign/architectural feature received from Mr. Holcomb. Mrs. Cook-Mackenzie reported that the Town will be providing the maintenance on and around the structure. The Planning Commission reviewed (3) three architectural versions:

#1-The Planning Commission concurred although this version was intended to represent a buoy, it was not desirable.

#2-This rendering was very industrial in appearance however, the Planning Commission did like how the name of the Town was spelled out and back lit.

#3-The Planning Commission preferred this version over all. Mrs. Cook-Mackenzie reported that the structure will be 40 feet in height, 11 feet wide, a weathered finished and the lettering and lighthouse will be back lit. The block work will be painted with 3 coats of paint the same as the new cross dock facility building. The Planning Commission commented on the rustic look and back lighting. The Planning Commission would like to see the compass back lit as well. Mr. Nair stated that spelling out the town name would be preferable over just the "N E". Chairman Dobbins concurred however, stated that the size of the lettering appears to be oversized.

Although the Planning Commission concurs that the third architectural rendering is more preferable, they would like to see more renderings.

-NEW BUSINESS-

1. Adoption of ORDINANCE 2018-10-02 which repeals the current North East Subdivision Regulations and adopts new North East Subdivision Regulations

Ms. Duffy made a recommendation to the Mayor and Commissioners to adopt ORDINANCE 2018-10-02. Commissioner Mitchell seconded the motion and the motion was approved by all.

-MISCELLANEOUS-

None.

-REPORTS-

SHA Bridge over Amtrak

Mrs. Cook-Mackenzie reported that the beams, for the State Highway Bridge over Amtrak, were set too high. When determining best way to move beams, the contractor discovered a problem with the concrete pads under the bridge, and not having enough concrete over the rebar to support the jacks necessary to support moving the beams. New jacks have been ordered and

APPROVED

January 8, 2019

should be delivered in approximately two weeks. The public may not notice work being done as the majority of the work will be under the bridge.

Heron Cove

Mrs. Cook-Mackenzie reported she is currently working with the property owner of Heron Cove to acquire the property. The owner is getting an appraisal of the property with and without development. This process could take several years.

Library

Mrs. Cook-Mackenzie has seen some architectural designs of the new North East Library. The interior will include interchangeable modules and stations. The Library will be conducting fundraisers to raise funds for the new library.

-COMMENTS FROM THE PUBLIC-

None.

-NEXT MEETING-

The Planning Commission meeting for December 4, 2018 has been cancelled due to no agenda items. The next Planning Commission meeting is scheduled January 8, 2019. The Planning Commission is open to an additional meeting in January, if necessary.

-ADJOURNMENT-

With no further business, Mr. Nair made a motion to adjourn at 7:56 P.M. Ms. Duffy seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Lisa Rhoades
Planning and Zoning Assistant

Mark Dobbins
Chairman