

**NORTH EAST PLANNING COMMISSION**  
North East Town Hall Meeting Room  
106 South Main Street, North East, Maryland 21901  
Tuesday, March 19, 2019  
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:03 P.M. Present included Commissioner Raymond Mitchell and members Valerie Combs, Judy Duffy and Mike Nair. 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.

**-MINUTES-**

None.

**-OLD BUSINESS-**

None.

**-NEW BUSINESS-**

1. North East Gateway : Final Subdivision Plat: Lots 1, 2, 3, and 4

Subject property can be found on Tax Map 25; Parcel 453, 591 and 272. Zoning District: Highway Commercial; Highway Commercial Overlay District. Owner of property: Rhine Properties LLC; c/o Caves Valley Partners; 1 Olympic Place, Towson, Maryland.

Amy DiPietro, MRA, 3445A Box Hill Corporate Center Drive, Abington, Maryland 21009  
Mike Wilson and Jeff Holcomb, Trammell Crow Company, 300 Conshohocken State Rd, Conshohocken Pennsylvania presented the North East Gateway Final Subdivision Plat for Lots 1, 2, 3 and 4.

Ms. DiPietro gave the following project updates:

- Memorandum of Agreement (MOA): A revised MOA has been executed with the Maryland Historical Trust and the property owner.
- Tabernacle: The demolition permit application has been submitted to Cecil County by the current property owner: North East Commons, LLC.
- Maryland Department of Environment Permit, regarding the wetland impact, has been submitted and has not yet been approved.
- Cecil County Forest Conservation Plans: The Forest Conservation Plans have received conditional approval.
- Stormwater Management Plans: The Stormwater Management Plans have received conditional approval and the Bond amount has been approved.

- Sewer Connection: The Public Works Agreement (PWA) is in the process of being executed and the Bond has been approved.
- Nazarene Camp Road: The PWA with Cecil County is in the process of being executed. Several items have been renegotiated regarding the detour of the existing Nazarene Camp Road.
- Temporary Closure of Nazarene Camp Road: The temporary closure of Nazarene Camp Road will go before the Cecil County Council at a Public Hearing on April 2, 2019, as this is a County road.
- State Highway Administration (SHA): The Access Permit was resubmitted March 1, 2019 and has received conditional approval as of March 19, 2019.
- CNA comment letter dated March 15, 2019 regarding Gateway Drive has been addressed. However, the Landscape comments are still being addressed and the cost estimates are being prepared.
- Water Service Agreements: Water Service Agreements have been signed for the Cross Dock Facility, Lot 2 and Lot 3 and have been submitted for recordation.

Chairman Dobbins inquired how long Nazarene Camp Road will be closed. Ms. DiPietro reported that Cecil County has another project involving a bridge located on Bethel Church Road beginning in the fall of 2019, therefore the county has requested that the North East Gateway improvements are completed before September 2019.

Ms. DiPietro addressed the items on the comment letter from the Town's Engineer, Chris Mink, CNA dated March 15, 2019.

1. Ms. DiPietro reported the surveyor has prepared metes and bounds descriptions for the Water Utility Easement Agreement and they have been forwarded to Mr. Mink.
2. Bonding: Ms. DiPietro clarified that the North East Gateway Parking Lot Lighting shall not be bonded, however, the Gateway Drive lighting shall be bonded. Ms. DiPietro stated that MRA has made modifications to the cost estimates and forwarded them to the Mr. Mink for review.
3. The Grading and Stormdrain outfall has been removed.
4. Status of Plans: as stated above.
5. 5 thru 8. Drafting comments will be addressed.
9. The MOA requires informational signs, regarding the historical impact of the Nazarene Camp, be installed somewhere on the property. Three proposed locations have been submitted to the Maryland Historical Trust but they have not yet been approved. The three proposed locations are: along the sidewalk on Gateway Drive, adjacent to the transit bus stop and at the corner of Route 272 and Gateway Drive.
10. Sidewalk: The strip of sidewalk at the end of Gateway Drive and along Route 272 will begin at the edge of Gateway Drive and end at the property line. The developer will be coordinating with SHA in correlation with an ongoing project on Route 272 in this area.
11. Items 11 thru 16: Drafting comments will be addressed.
17. Conditions & Management Practices for working in Non-tidal Wetlands & Buffers: The

drafting notes will be added. However, the closure period will not be added. The agencies are waiving the closure period for this project as the streams are femoral streams not perennial streams.

18. Drafting notes will be addressed.

19. Joint Permit Application: The wetland impact was not part of the original permit MDE Permit application. The wetland impact and an additional grading impact have been added to the permit.

20. Forest Retention Plan: The Forest Retention Plan has not yet been approved.

Mr. Nair made a motion to approve the North East Gateway Final Subdivision Plat subject to the following conditions:

- Letter from Chris Mink, CNA dated March 15, 2019.
- Response letter from Amy DiPietro, MRA dated March 19, 2019

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

## 2. North East Gateway: Final Site Plan and Lighting Plan

Subject property can be found on Tax Map 25; Parcel 453, 591 and 272. Zoning District: Highway Commercial; Highway Commercial Overlay District. Owner of property: Rhine Properties LLC; c/o Caves Valley Partners; 1 Olympic Place, Towson, Maryland.

Ms. DiPietro stated that the comments 1 thru 20 on the comment letter from Mr. Mink dated March 19, 2019 shall be addressed. Mr. Mink reported that the majority of the outside agency approvals have been received. Ms. Vennell stated that the Planning Office has no additional comments.

Mr. Nair inquired about the choice of lighting and fixtures noted on the lighting plan. Mr. Holcomb stated that the selection was based on matching the fixtures chosen by the Town which are being installed on Gateway Drive. The Town has also chosen LED lights which Mr. Holcomb stated they would prefer to use as well.

Ms. Duffy inquired if the contractor working on this construction project still plans to make the concrete on site, and also inquired if there is a timeline for the improvements at the Rodger's Road intersection at Route 272. Mr. Holcomb replied yes, each building system, which is made of concrete, will be made and installed as they are completed on site. Mr. Holcomb reported that Cecil County Department of Public Works and SHA would like the new road construction to be complete and brought up to the point of the intersection, then construct the intersection last. Then they will connect the new road to the intersection. The intersection project duration is approximately twelve weeks and will start around July 1, 2019. The biggest challenge is a custom designed signal and there are only a few state approved contract installers. The public will see the new road embankment moved into place very early in the project.

Mr. Nair made a motion to approve the North East Gateway Final Site Plan and Lighting Plan subject to the following conditions:

- Letter from Chris Mink, CNA dated March 15, 2019.
- Response letter from Amy DiPietro, MRA dated March 19, 2019

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

### 3. Gateway Drive: Lighting Plan

Chairman Dobbins inquired if there were any additional comments regarding the Gateway Drive and Nazarene Camp Road Lighting Plan and there were no additional comments.

Mr. Nair made a motion to approve the North East Gateway Drive Lighting Plan subject to the following conditions:

- Letter from Chris Mink, CNA dated March 15, 2019.
- Response letter from Amy DiPietro, MRA dated March 19, 2019

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

### 4. Cecil County Public Library-North East

Cecil County Public Library: Proposed is a two-story; 43,000 square foot library building within the North East Station Shopping Center. Subject property can be found on Tax Map 31, Parcel 1314; Lot 7; 3.52 acres. Zoning Designation: Highway Commercial; Highway Commercial Overlay District. Property owner: Cecil County Maryland; 200 Chesapeake Boulevard Public Library, Elkton, Maryland.

Morgan Miller, Director of Cecil County Library, 301 Newark Ave, Elkton, Maryland, Representatives from GPI Engineering, John Sabatino and Brian Morgan, 15 Grandview Avenue, North East, Maryland and Chuck Greg, Quinn Evans Architects, 1840 West Broad Street, Richmond, Virginia came before the Planning Commission to present the North East Library Preliminary Site Plan and architectural renderings.

Chairman Dobbins reported that there have been additional discussions, since the March 5, 2019 Planning Commission meeting, with the Library staff, regarding the architectural designs.

Mr. Greg, the library's architect reported how the library interior and exterior design were developed including two outdoor terraces, a water element, and an outdoor event space.

Ms. Miller handed out renderings, to the Planning Commission, of the floor plans for the first and second floor which was followed by a presentation of the inside of the library and its proposed amenities. The office headquarters shall be located in the rear of the building. The proposed library shall contain, 100 person meeting room, classroom for creative construction, a

vestibule which honors the history of the Town of North East, an information center, computer lab, quiet reading room, and a recording room among many other amenities.

### Architectural

Mr. Greg displayed an architectural rendering of the proposed library when entering the shopping center from Mauldin Avenue, adding that the interior design of the building has driven the design of the exterior. Mr. Greg described the exterior coverings and distributed samples to the Planning Commission. The materials included core-tin rusted steel, a brown resin panel (color may vary depending on the manufacturer chosen), and high performance pre-cast concrete panels which shall be used to represent granite (two colors: light and dark grey). In addition to the samples presented, the columns shall be expressed steel, a metal red fascia shall be installed over the front entrance, the curtain wall and infill panels will be aluminum and all of the glass windows will be clear not tinted. Ms. Miller stated the library will have a wooden bridge leading into the green space. Commissioner Mitchell inquired if there would be a railing on the bridge crossing over the water feature. Mr. Greg stated that has not been determined.

Chairman Dobbins referenced the conversation regarding the roof which is a bright, stark white and inquired what alternatives there are. Mr. Greg stated they wanted a “true white” because a lot the white on the building will be in a shadow. He showed the Planning Commission an image of the proposed library with the off white but added that he does not prefer this. Also, the red panel over the front entrance of the library was extended under the name North East Library. The Planning Commission concurred that they prefer the extended red panel over the entrance. Chairman Dobbins stated that the rusted steel at the base of the building and the water feature do represent elements of the Town. The majority of the Planning Commission members preferred the off white (Cotton White). Mr. Nair stated stylistically he does not think the appearance looks like anything else in the town and is not compatible, however he does concur with the proposed changes. Mr. Greg displayed a side view of the proposed library, which faces the Food Lion, showing what the building looks like with the side of the building with the lighter colored material and the boxes in the darker color material. Mrs. Cook-Mackenzie referencing the library headquarter offices, inquired if the exterior material was narrow fluted. Mr. Greg replied yes, the materials are narrow fluted throughout the entire exterior of the building. Mr. Greg stated the roof and columns will be Cotton White by Sherwin Williams. Chairman Dobbins stated that the library will be an extraordinary accent to the town.

Ms. Miller introduced the Cecil County Library Board: Ken Wiggins, Phillis Kilby, Steve Pierson, Anthony LaRusso, Joanne Morton and Tanya Aria. Sam Hartman who was unable to attend has also contributed to the planning as well.

Ms. Combs made a motion to approve the architectural plans for the North East Library with the following conditions:

- Exterior, all exposed steel shall be a painted finish with Sherwin Williams “Cotton White”
- Exterior, sides of the library shall be the lighter colored pre-cast panels.

- Exterior, sides of the library lower panels (boxes) shall be the darker grey colored pre-cast panels.
- Exterior Wood rain screen shall be “Accra Almond”
- Red metal fascia will be carried over the front entrance.

Mr. Mitchell second the motion and the motion was approved by all.

North East Library Preliminary Site Plan

Chairman Dobbins inquired if there were any additional comments regarding the North East Library Preliminary Site Plan and there were no additional comments.

Ms. Combs made a motion to approve the North East Library Preliminary Site Plan with the following conditions:

- Letter from Chris Mink, CNA dated 3/1/2019.

Mr. Mitchell second the motion and the motion was approved by all.

**-MISCELLANEOUS-**

None.

**-REPORTS-**

None.

**-COMMENTS FROM THE PUBLIC-**

Nazarene Camp Tabernacle

Mark Anderson, Havre de Grace, Maryland, inquired about the Nazarene Camp Tabernacle. Mr. Anderson is the administrator of a website with over 1,000 or more members supporting the Nazarene Camp. Mr. Anderson stated that the group would have comprised a plan to move the Tabernacle had they known it would be torn down. Mr. Anderson stated that there were three locations in which the Tabernacle could have been relocated.

Mr. Anderson stated he had a conversation with Brandon Freel, Caves Valley, in regards to having the Tabernacle relocated. Mr. Anderson was waiting for a call from Mr. Freel to coordinate the relocation of the Tabernacle. However, Mr. Anderson has not received a return call from Mr. Freel. Mr. Anderson found out last week that the Tabernacle had been approved for demolition. Mr. Anderson stated that he is grateful that the site will be documented but is very disappointed that the Tabernacle will be demolished. Mr. Anderson stated the Nazarene Camp group would like to acquire the cross, sign and possibly some wood from the Tabernacle before it is demolished.

Mrs. Cook-Mackenzie explained that at the time the new developer applied for a new Corps of Engineer permit, the Maryland Historical Trust (MHT) would be notified and would review the original “Memorandum of Agreement” MOA. The MHT found that the MOA had expired and a new MOA was required. The Town was aware of the MOA requirement. Caves Valley re-negotiated the MOA and applied for a demolition permit. The Town of North East did not release the demolition permit until we had verified that the new MOA was executed. Mrs. Cook-Mackenzie reported that one of the conditions of the new MOA is documentation of the Nazarene Camp site and its relevance to the area’s history. Mr. Anderson stated that the Maryland Historical Trust had reached out to him for information, however he not yet spoken to them. Chairman Dobbins thanked Mr. Anderson for sharing his comments.

**-NEXT MEETING-**

The next Planning Commission meeting is scheduled for April 2, 2019.

**-ADJOURNMENT-**

With no further business, Mr. Nair made a motion to adjourn at 9:01 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