

NORTH EAST PLANNING COMMISSION
Virtual Meeting conducted via ZOOM
106 South Main Street, North East, Maryland 21901
Tuesday, May 3, 2022
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:01 p.m. Present included Commissioner Hilary Crothers, ex-officio and member Judy Duffy. Also present were Chris Mink, Town Engineer, Betsy Vennell, Director of Planning and Lisa Rhoades, Planning and Zoning Assistant. Melissa Cook-Mackenzie, Zoning Administrator, was absent from the meeting.

-MINUTES-

April 5, 2022

Ms. Duffy made a motion to approve the April 5, 2022 Planning Commission minutes, as presented. Chairman Dobbins second the motion and the motion was approved by all. Commissioner Crothers abstained as she was not present for the April 5, 2022 meeting.

-OLD BUSINESS-

None.

-NEW BUSINESS-

Concept Plan North East Station-Lot 4

An application has been filed by Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station, LLC; Property Management Company: Klein Enterprises, 1777 Reisterstown Road, Baltimore, Maryland 21208, Concept Plan for a proposed 5,800 square foot restaurant. Also found on Tax Map 031B; Parcel 1314; Lot 4. Zoning District: HC, Highway Commercial and "HCOD" Highway Corridor Overlay District.

Matthew Allen, Klein Enterprises, 1777 Reisterstown Road, Baltimore, Maryland, Brian Morgan and Jon Sabatino, Greenman-Pedersen, Inc. 15 Grandview Avenue, Suite 2, North East, Maryland presented the Concept Plan.

Mr. Sabatino stated that the subject lot, Lot 4, is located within the North East Station Shopping Center and lies between the current Wendy's restaurant and the State Highway Administration property. The applicant is proposing to construct a building and would contain three units and a drive through lane. Variances were received by the North East Board of Appeals for the dumpster and the buffer setbacks. Patrons would access the lot via the existing shopping center parking lot and drive lane. The drive lane will continue counter clockwise around the building. There will be a bypass lane around the drive thru lane. The dumpster enclosure will be located in the north east corner of the lot. It is expected that the end unit will be a Starbuck's. An outdoor seating area is proposed in the front of the building facing the library. A permeable surface will be installed in the parking stalls similar to the parking stalls in the North East Library parking lot.

APPROVED
June 1, 2022

The required number of handicapped spaces shall be installed in the parking spaces directly in front of the entrances.

Chairman Dobbins inquired about the demolition of the existing building, which was formally a Waffle House. Mr. Allen stated the building permit for the demolition is expected to be issued in the next couple of days and the building will be removed as soon as possible.

Chairman Dobbins referred to the EN Engineering letter dated April 12, 2022 (attached). Mr. Mr. Sabatino responded to the comments:

- (1) The Highway Corridor Overlay District “HCOD” regulations shall be met and their firm is aware of the buffer yard B that is required along the Route 40 frontage. This buffer yard varies from 10 feet to 30 feet. Mr. Morgan stated they would like to install as much landscaping as possible as well as lighting. Mr. Mink inquired about the existing power lines which infringe on the “HCOD” and inquired how this will affect the required landscape. Mr. Morgan stated that they are in the process of developing the landscape plan and would propose installing shrubs under the power lines. Mr. Allen added that they also have the option of installing trees in other areas of the shopping center to meet the landscape requirements pursuant to the variance approved by the North East Board of Appeals.

In conjunction with the “HCOD” regulations, Mrs. Vennell inquired about the architectural design of the back of the building which will be facing Route 40. Mr. Allen is open to ideas was considering a mural on the back of the building. Mr. Allen stated that during the design they tried to pick up elements from the Library and the other shopping center buildings. Chairman Dobbins inquired about wrapping the brick around the building. Mr. Allen reported they would explore some options to present at the next meeting.

- (2) Easement Agreement regarding ten parking spaces and two islands which overlap onto the existing right of way and utility easement area. Mr. Allen stated that as the owner of the shopping center and the subject lot, he can have an easement agreement drawn up so that in the future if the lot is sold there will be an easement agreement in place.
- (3) Mr. Sabatino stated that the drive radius information requested will be provided during the next submittal. The stacking spaces were not shown on the Concept Plan however there are enough spaces for 9 vehicles with the requirement being 7. More detail can be added to the Preliminary Plan. Five spaces are required after the ordering point and five spaces shall be what is provided on the plan. Chairman Dobbins inquired if the lanes will be stripped and Mr. Sabatino replied yes. Mr. Mink requested that detail be added to the plan to clearly show the bypass lane and stripping.
- (4) Right of way boundaries: Mr. Mink stated that a portion of the right of way appears to be going over the library property line. Mr. Sabatino displayed the Concept Site Plan

showing that the property line is very faint and under a couple of notes and confirmed the right of way is not infringing on the Library property.

- (5) Cecil County Technical Advisory Committee (TAC) comments: Mr. Sabatino indicated that any omitted comments will be addressed on the next submittal. They are waiting for some additional information from the county regarding an easement for an old stormwater pipe that does not appear to be in use.
- (6) Setbacks: Mr. Sabatino stated the wording regarding the setbacks will be clarified on the next submittal.
- (7) Square footage per use: Mr. Sabatino will add the square footage of each unit on the site plan.
- (8) Grading Plan: The preliminary grading information will be provided with the next submittal.
- (9) Bicycle Bollards: Mr. Mink stated that the bicycle bollards will need to be shown on the next submittal.
- (10) Pedestrian access: Mrs. Vennell and the Planning Commission expressed concern for pedestrians walking from the Library property over to the new restaurants without a designated sidewalk or walkway. Mr. Allen replied that he will work with Mr. Sabatino to show pedestrian connectivity, and prepare for their next submittal to the Planning Commission.

Comments (11) thru (17) from the EN Engineering letter will be shown on the next submittal.

Mr. Mink inquired about the proposed fire protection system. Mr. Morgan replied that there will be fire protection installed over cooktops but no sprinkler system.

Ms. Duffy made a motion to approve the Concept Plan for North East Station-Lot 4 for a 5,800 square foot restaurant subject to the following condition:

- EN Engineering comment letter dated April 12, 2022.

Commissioner Crothers seconded the motion and the motion was approved by all.

-MISCELLANEOUS-

None.

-REPORTS-

Transportation Priority Letter: The Transportation letter which was discussed during the April Planning Commission meeting was approved by the Mayor and Commissioners, and sent to the Maryland Department of Transportation.

APPROVED
June 1, 2022

North East Preserve: Mrs. Vennell also reported that a contractor will soon be chosen for master concept plan for the North East Preserve.

-COMMENTS FROM THE PUBLIC-

None.

-NEXT MEETING-

Due to schedule changes, the next Planning Commission meeting is scheduled for Wednesday, June 1, 2022 at 7:00 P.M.

Mrs. Vennell reported that the Cecil County Board of Education submitted a permit for relocatable classrooms, due to the increase in students. Mrs. Vennell reported that the relocatable classrooms are an extension of an existing use and therefore will be brought before the Planning Commission at the June 1, 2022 meeting.

Mr. Mink and Chairman Dobbins reported that they will not be available for the August 2, 2022 meeting and it was noted that we may need to reschedule that meeting.

-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 8:00 P.M. Commissioner Crothers seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Lisa Rhoades
Planning and Zoning Assistant

Mark Dobbins
Chairman