

NORTH EAST PLANNING COMMISSION
106 South Main Street, North East, Maryland 21901
Tuesday, March 7, 2023
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:00 p.m. Present included Commissioner Hilary Crothers, Judy Duffy and Calvin Wilson. Also present were Betsy Vennell, Director of Planning, Lisa Rhoades, Planning and Zoning Assistant and Chris Mink, Town Engineer. Melissa Cook-Mackenzie, Town Administrator, was absent from the meeting.

-MINUTES-

February 7, 2023

Ms. Duffy made a motion to approve the February 7, 2023 Planning Commission minutes, as presented. Mr. Wilson seconded the motion and the motion was approved by all.

-OLD BUSINESS-

North East Station, Lot 4: Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station LLC, 1777 Reisterstown Road, Baltimore, Maryland. Minor Architectural changes 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.

Mr. Jon Sabatino and Mr. Brian Morgan, Greenman-Pedersen, Incorporated, GPE, 15 Grandview Avenue, North East, Maryland presented as the applicants and George Sarkes, Klein Enterprises presented for the owner of the shopping center DK North East Station LLC.

Mr. Sabatino stated that pursuant to the request of the future tenant Starbucks the following changes have been made to the site plan:

1. The proposed restaurant building was moved 1 foot to the east. The building was moved due to the drive thru window requiring more space between the curb and the window. As a result of moving the building there was a walkway that was reduced from 4.8 feet to 3.8 feet in width.
2. The loading space in the rear of the building, facing Route 40, was shifted into the bypass lane since the loading space will only be used during off hours.
3. The utilities in the rear of the building have also been slightly shifted into the green space due to the relocation out of the loading space.
4. The sidewalk along the back of the building was expanded due to the relocation of the loading space and was increased in width from 3 feet to 5 feet.
5. A hose bibb was added to the dumpster area for clean-up around the dumpster area.
6. An additional three directional signs have been added to the site plan at the request of Starbuck's
7. A screen wall, which is the same color as back of building was added to the rear of the building.
8. The bike racks were previously proposed in the front corner of the building however, they have been relocated adjacent to the building

Mr. Sabatino stated that the Final Site Plan also shows the addition of the railing and bollards in the front of the building around the outdoor seating. Ms. Duffy inquired if the bollards would be substantial to stop a vehicle. Mr. Sabatino stated the bollards will be anchored, along with a 6 inch curb and a fence. The building is also situated so that vehicles travel parallel to the building. Mr. Sabatino handed out a packet to the Planning Commission with images of the proposed architectural changes, noting that the building

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depicted in the images was not the building they are proposing, however, showed some a picture of what the fence at the rear of the Starbucks back door would look like. Mr. Morgan concurred that no changes to the colors and materials for the building previously approved have changed. (Packet attached) Chairman Dobbins inquired if Mr. Mink had any comments. Mr. Mink replied no comments. Mrs. Vennell reported that the Planning Office and Mr. Mink had met with the applicants and had the opportunity to review the proposed changes prior to this meeting.

Mr. Wilson made a motion to approve the proposed architectural changes to the North East Station Lot 4 Final Site Plan. Ms. Duffy second the motion and the motion was approved by all.

-NEW BUSINESS-

North East Station, Lot 1: Greenman-Pedersen, Inc., North East, Maryland. Property Owner: DK North East Station LLC, 1777 Reisterstown Road, Baltimore, Maryland. Final Site Plan for a proposed 2,325 square foot restaurant. Also Found on Tax Map 031B; Parcel 1314; Lot 1. Zoning District HC, Highway Commercial and "HCOD" Highway Corridor Overlay District.

Mr. Jon Sabatino and Mr. Brian Morgan, Greenman-Pedersen, Incorporated, GPE, 15 Grandview Avenue, North East, Maryland presented as the applicants and George Sarkes, Klein Enterprises presented for the owner of the shopping center DK North East Station LLC.

Mr. Sabatino stated there are only a couple minor changes from the Preliminary Site Plan to the Final Site Plan for Lot 1, Chipotle Restaurant:

1. The retaining wall that travels along the front of the lot, near the entrance to the shopping center has been moved back slightly. By moving the wall back slightly, the monument sign will be able to be installed outside of the State Highway Administration (SHA) right of way.
2. The relocation of the stormdrain connection: The stormdrain will be located in the center of the drive aisle which will alleviate having to replace the existing infrastructure on site within North East Station.

Mr. Mink reported these are minor changes and inquired about the status of the stormwater and sediment and erosion approvals and the shopping center agreement. Mr. Sabatino replied that he is almost ready to submit signature sets to these agencies. Mr. Sabatino reported that he has drafted the shopping center agreement and it is currently under review. Mr. Sabatino added that the fences being installed on the site will match the fence installed at the North East Library to be consistent with what is currently existing within the shopping center.

Mr. Sabatino reported that they hope to be completed with the construction of the site by the end of 2023, if all goes well with the supply chain. Ms. Duffy inquired if both sites are at the same time, where do they expect to stage equipment and supplies. Mr. Sabatino stated some staging will done in the rear parking lot which is not frequently utilized.

Ms. Duffy made a motion to approve the North East Station Lot 4 Final Site Plan for the proposed restaurant subject to the following conditions:

- Mr. Minks comment letter dated February 17, 2023
- Shopping Center Agreement has been executed.
- Storm water approval
- Sediment and Erosion approval

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Mr. Wilson seconded the motion and the motion had been approved by all.

-MISCELLANEOUS-

None.

-REPORTS-

North East Preserve

Mrs. Vennell reported the North East Preserve Master Site Plan presentation will be conducted on April 3, 2023 at the North East Library at 5:00 p.m. There will be two presentation times 5:30 p.m. and 6:30 p.m. Chairman Dobbins inquired what the next steps are after the presentation. Mrs. Vennell stated there will be a reconvene meeting to review any comments received from the presentation and there may be one or two meetings after that in preparation for the Concept Plan.

Ms. Duffy reported that she had seen positive comments about the North East Preserve online.

North East Middle and High School

Ms. Duffy inquired about the construction of the new North East Middle and North East High schools. Mrs. Vennell replied there have been no updates. Chairman Dobbins inquired who decides whether the number of school students are projected for the following school year and school capacity. Mrs. Vennell replied the Board of Education is in charge of the projections.

Covatta's Main Street Market

Ms. Duffy inquired when the new grocery store will be opened. Mrs. Vennell replied that she hopes it will be open in a month or so, and Mr. Covatta is currently working through the State permitting process.

-COMMENTS FROM THE PUBLIC-

There were no further comments from the public.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for April 4, 2023 at 7:00 p.m.

-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 7:31 p.m. Mr. Wilson seconded the motion and the motion was approved by all.

Respectfully submitted:

Lisa Rhoades
Planning and Zoning Assistant

Attest:

Mark Dobbins
Chairman

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