

Planning & Zoning Commission

May 21, 2009

The regularly scheduled meeting of the Planning & Zoning Commission was held at Town Hall on May 21, 2009. In attendance were Chairman Houlihan, Commissioner Anderton, Commission Members Henderson, Ferro, and Boyan, Code Enforcement Officer Bounds, and Clerk of Council Fisher. Absent: Commission Members Dixon and Slabaugh. Guests: Pat Hurley, L. Link, Bobby Strohecker, Mark Thomasson, Tim Bourdier, Donald Garraway and John Morris.

Call to Order

Chairman Houlihan called the meeting to order.

He reported that Commissioner Dixon had to attend a School Board meeting this evening and would not be able to attend. He also reported that Commissioner Slabaugh would not be here either.

Approval of Minutes

Commission Member Ferro made a motion to approve the March 26, 2009 minutes as circulated. Commissioner Anderton seconded the motion which passed with 4 ayes, 2 absent, and Commission Member Henderson abstaining since he was absent at the March meeting.

New Business

L. J. Link- Marty's Paints- Develop on SE corner of Walnut Street and Rt. 13

Mr. Larry Link was present and identified himself as the architect for Marty's Custom Paints. Chairman Houlihan stated that the parcel of land to be discussed is in the County and not located within Town limits. Mr. Link reported that he was present to let the Town know what he is planning to do with that location in case of annexation. Chairman Houlihan explained the annexation process, in case they would want to petition the Town to be annexed. He also informed Mr. Link that, if in fact, he would want to annex this parcel of land into Town he would have to present his request to the Maryland Mayor and Commissioners for their thoughts. His first step should be to speak with the Town Manager and she would point him in the right direction. Mr. Link thanked everyone.

Margaret Garraway- 9 Spruce Street, Delmar, MD. addition

Mr. Donald Garraway was present for his wife this evening. Chairman Houlihan reported that this addition is well within the setbacks and would not need a variance. The addition is for a daycare that is being run out of the home. The extra room would be used for toys and to keep the infants separate from the older children and the kitchen would be for the feeding and storage of the meals for the children.

Chairman Houlihan asked if there would be access to the existing home. Mr. Garraway stated that there would not be. Commissioner Anderton stated that there would need to be an access or it would be considered a duplex and not be allowed. After some discussion, Mr. Garraway and Mr. Morris (individual in the process of buying the home) stated that the access would be on the side of the addition that will be 20 ft. by 22 ft. Chairman Houlihan explained that Ms. Anna Humphreys actually owns the home and has submitted a letter that she is aware of the daycare business being operated out of the home. (will be submitted along with these minutes in the minute book).

Commission Member Henderson made a motion for Anna Humphreys for a building addition at 9 Spruce Street, Delmar, MD. per the attached drawing that will also show an access entry way to the proposed 22 ft. by 24 ft. addition. Commission Member Boyan seconded the motion which passed with 5 ayes and 2 absent.

Bobby Strohecker- Bay Area Disposal- 9172 Ocean Highway

Mr. Strohecker identified himself as the owner of Bay Area Disposal that has operations across the Bay Bridge. He is asking for zoning clarification for 9172 Ocean Highway. He is interested in making an offer on the building and property for his business but wanted to ensure he was within the guidelines of the zoning regulations. He identified the parcel as being part of the Harvey Mack annexation.

Chairman Houlihan reported that this parcel is zoned Highway Regional and that this business would qualify as being a warehouse or office complex since the actual “business” would take place off-site. He stated that he did not have a problem with this business locating in Town. He identified the property as being the one located between Harvey Mack and Allied Waste along with Eurshall Miller and John Deere.

Mr. Stohecker stated that he has been in the garbage business for about 4 years and probably would be hiring about 30 employees. Commissioner Anderton stated that before Mr. Strohecker does anything to the building, he would have to come back before the Planning and Zoning Commission.

Old Business

Microbrewery

Chairman Houlihan reported that no one was present for the discussion and this will be tabled until next month.

DB&F- Update for MD Comprehensive Plan

Mr. Bourdier, from DB&F, reported that he had provided a copy of the draft of the Maryland Comprehensive Plan for the Commission to review. He asked that all comments and suggestions be channeled through Community Development Coordinator Hardin no later than Thursday, June 4, 2009. He is hoping to have the final revisions ready for the June 18, 2009 Planning and Zoning meeting.

Chairman Houlihan reminded everyone that there will be some changes in the June meeting schedule due to the Maryland Municipal League Conference being held on the last week of June. The new date for the Planning and Zoning meeting will be June 18, 2009. He said that the comments that he is aware of, at present, were only minor ones and they were basically zoning concerns, no issue with the actual growth areas.

Chairman Houlihan stated that all the pictures on the front cover of the Maryland Comprehensive Plan are of the Delaware side.

Mark Thomasson- WoodCreek- New House Style

Mr. Thomasson was present to discuss a new home style for the WoodCreek subdivision for an additional townhouse plan. He reported that according to the latest marketing survey, it indicates that the next generation of buyers will be coming out of college and will want houses with smaller footprints along with a garage. The local demographics of median income people are guiding the developers to a smaller house that would be priced in the \$130,000.00 range.

Mr. Thomasson described the proposed location of these new types of homes as when turning onto Clubhouse Drive off of Bi-State Boulevard, going towards the model home lot off to the side. He said that there are already villa type homes there now. These new homes would be put in the middle and would not be visible from Clubhouse Drive. They will not be backed up to the golf course, so the prices would be relatively lower. The town-homes would be in groupings of 4, 5 and 8 units. His intent is to put the garages in-between each unit. Some of the end units would have their garage units together. He did report that they will meet the parking regulations with having availability for 2 cars in the driveway and one in the garage.

Chairman Houlihan stated that these proposed homes are at a different price point as to what is already at WoodCreek. Mr. Thomasson did not know what the average square footing of the individual units would be. Commissioner Anderton asked about the Home Owners Association. Mr. Thomasson responded that until 75% of the total units in the development had been sold, the developer was the Association. Both Chairman Houlihan and Commissioner Anderton agreed that these plans should be brought before the residents of WoodCreek especially since this type of home is different from the other existing homes. They felt that the residents should at least know what types of homes are being considered for their development that they have bought into. The Planning and Zoning Commission agreed that they would want some input from the residents of WoodCreek on this style of town-houses being proposed by Mr. Thomasson.

Chairman Houlihan stated that Mr. Thomasson is to call a meeting of the WoodCreek residents. The Town is to be notified of this meeting and he is to provide a copy of the letter that had been sent to the residents. Members of the Planning and Zoning Commission will attend this meeting. The Commission requested that Mr. Thomasson also attend this meeting. Chairman Houlihan stated that he did not have a problem with the conceptual style of town-houses proposed but does want to have the community involved.

Chairman Houlihan reminded everyone that the next meeting will be held on Thursday, June 18, 2009 due to the Maryland Municipal League Conference being held the last week of May.

Adjournment

Commission Member Ferro made a motion for adjournment which was seconded by Commission Member Boyan. The motion passed with 5 ayes and 2 absent.

Respectfully submitted,

Cindy Fisher

Clerk of Council