

**PLANNING COMMISSION
FEBRUARY 19, 2014**

Acting Chairman David Bowering called the meeting to order at 7:30 p.m. In attendance were Commission members Robert Fordi, Jane Richman, Paul Showalter and Gil Watson, Kees de Mooy, Zoning Administrator, Andrew Meehan, Esquire, attorney for the Commission, and Jennifer Mulligan, Stenographer.

MINUTES OF PLANNING COMMISSION MEETINGS

Mr. Bowering asked if there were any additions or corrections to the minutes of the meeting of January 15, 2014. **Mr. Showalter moved to accept the minutes as presented, was seconded by Mr. Watson and carried unanimously.**

BEST BUILDING AWARDS

Mr. Bowering stated that each year there were awards for those properties that made an aesthetic and architectural impact in Chestertown. He said that there were two (2) awards this year, one to Mimi's Closet and one to Flow Salon, both located on High Street. Mr. Bowering distributed the plaque to Flow Salon and thanked them for their contribution to Chestertown. There was not a representative from Mimi's and the plaque was delivered the next day.

LOT LINE ADJUSTMENT – PNC BANK – HIGH STREET

Mr. Michael Scott, surveyor, was present for the application. He said that PNC Bank wished to dissolve the four (4) individual parcels to create one (1) contiguous parcel.

Mr. Bowering asked if there were easements on the property that would remain in place. Mr. Scott stated that there were easements that would stay in place for ingress and egress.

Mr. Watson moved to approve the lot line adjustment as submitted, was seconded by Mr. Showalter and carried unanimously.

LOT LINE ADJUSTMENT – DOUG O'DELL – HIGH STREET

Mr. Michael Scott, surveyor, was present for the application. Mr. Scott stated that there were two (2) parcels in 2007, which Gen. O'Dell made into a single lot and now he would like to subdivide the property back into two (2) lots as previously platted. He said that the property area was somewhat reduced to allow for the roundabout. Mr. Scott stated that there was joint ingress and egress on the lots.

Mr. Kevin Shearon of DMS & Associates stated he was working with General O'Dell on this project and said that the site plan showed a common access off of the roundabout.

Mr. Watson moved to approve the lot line adjustment as presented, was seconded by Mr. Showalter and carried unanimously.

LOT LINE ADJUSTMENT – 321 HIGH STREET (FORMER PRIDE & JOY)

Mr. Michael Scott, surveyor, was present for the application. Mr. de Mooy stated that this lot line adjustment was presented earlier and there was some concern from the neighbor, but a compromise had been reached.

Mr. Watson moved to approve the lot line adjustment as presented, was seconded by Mr. Showalter and carried unanimously.

PRELIMINARY AND FINAL SITE PLAN – VILLAGE AT CHESTERTOWN

Mr. Kevin Shearon of DMS & Associates was present, along with Russ Richardson, developer and Cindi McCann, Esquire.

Mr. Shearon stated that this project was submitted to the Commission as a planned redevelopment district at the November 2013 Planning Commission meeting. He said that a favorable recommendation was given for the preliminary plan to advance to the Board of Appeals. The Zoning Board of Appeals granted the request for the planned redevelopment overlay district.

Mr. Shearon stated that tonight was the final step in order to bring the development from a condominium regime to a fee simple subdivision so they were requesting final subdivision and site plan approval.

Mr. Shearon explained the layout of the site to the Commission. He said that the two (2) condominium buildings were changed to ten (10) townhouse units and the parking lot would be improved. He said that the road at the east end of the development was originally a one-way, 15' road and it was decided that it needed better circulation so it was changed to 24' wide to allow for two-lane travel. Mr. Shearon stated that the central mailboxes were moved to a new location.

Mr. Shearon stated that an updated landscaping plan was included for the townhouse area. The pedestrian paths were also enhanced and he described in detail the layout of those pathways.

Mr. Shearon stated that the three (3) current owners in the development are in agreement to go from a condominium regime to fee-simple ownership.

Mr. Shearon stated that they were requesting preliminary and final subdivision approval this evening, in order to begin unwinding the condominium regime and get the subdivision plats recorded.

Mr. Shearon stated that the lighting plan has been updated and submitted schematic drawings, noting that Grandville Halophane fixtures would be used with LED lighting.

Mr. Showalter asked what material would be used for the path around the pond. Mr. Shearon stated that it would be a concrete sidewalk as is the case for all of the pathways in the development.

Mr. Shearon stated that there would be a homeowner's association in effect at the development.

Mr. Fordi asked if there would be a playground or anything of that nature in the open space. Mr. Shearon stated that the open space was passive at this point with benches and a proposed pergola. He said that the owner would like to see who moved into the area before any decisions would be made to install a playground.

Mr. Richardson stated that marketing would begin as soon as the condominium association was terminated. He said that the market was still soft, but anticipated it changing over the next year where new construction would be viable and profitable. He said that there were three (3) homes currently under construction that would be sold at a discount in an attempt to give the development some energy and let people know that development was moving forward.

Mr. Richardson stated that removing the two (2) condominium buildings resulted in the overall loss of fourteen (14) units but he thought the change to townhouses was the right thing to do as there were too many housing types included for a small development. Mr. Watson agreed, stating that he thought this design was much better than the original plan.

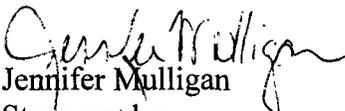
Mr. Richardson stated that the Commission was given a draft architectural review document. He said that a committee was in place which included himself, his daughter and Mr. Jay Yerkes of Yerkes Construction. He said that approvals would be given on an individual basis for each site. Mr. Watson stated that he hoped continuity would remain in the overall design. Mr. Richardson agreed, stating that he would like to upgrade in minors ways such as adding a foot or so to the porches and well as diversifying colors.

Mr. de Mooy stated that many of the items that would typically be required by the Commission at the final site plan hearing were covered when the original plans were approved. He said that the Commission was assuming that most of what was given at the original approval is de facto approved. Mr. Richardson stated that the exception was the change of lighting as there were many more poles due to the LED lighting.

Mr. Shearon stated that he ran the updated impervious cover calculations for the site with the improvements made to the plan. The pond was sufficiently large for the proposed changes to the site. He said that they were in compliance with the stormwater management requirements.

Mr. Watson moved for final subdivision as well as preliminary and final site plan as submitted, was seconded by Mr. Showalter and carried unanimously.

There being no further business, Mr. Watson moved to adjourn the meeting at 8:15 p.m., was seconded by Mr. Showalter and carried unanimously.

Submitted by: 
Jennifer Mulligan
Stenographer

Approved by:
David Bowering
Acting Chair

**PLANNING COMMISSION
FEBRUARY 19, 2014**

7:30 p.m. – Regular Meeting

1. Minutes of Planning Commission Meeting of January 15, 2014
2. 2013 Best Building Awards Distribution – Mimi’s Closet and Flow Salon on High Street
3. Lot Line Adjustment – Doug O’Dell – High Street
4. Lot Line Adjustment – PNC Bank on High Street
5. Lot Line Adjustment – 321 High Street (former Pride & Joy)
6. Preliminary and Final Site Plan – Village at Chestertown, Scheeler Road