

**OFFICIAL MINUTES**  
**Carroll County Planning and Zoning Commission**

**April 21, 2015**

Location: Carroll County Office Building

Members Present: Alec Yeo, Chairman  
Richard J. Soisson, Vice Chair  
Eugene A. Canale  
Matthew S. Helminiak  
Cynthia L. Cheatwood  
Richard S. Rothschild, Ex-Officio  
Daniel E. Hoff, Alternate

Members Absent: Jeffrey A. Wothers  
C. Richard Weaver, Commissioner

Present with the Commission were the following persons: Philip R. Hager and Kelly Martin, Department of Land Use, Planning, and Development; Gail Kessler, County Attorney's Office; Lynda Eisenberg and Andrea Gerhard, Bureau of Comprehensive Planning; Clay Black, Laura Matyas, and John Breeding, Bureau of Development Review; Jay Voight, Zoning Administrator; Bryan Van Fossen and Scott Campbell, Department of Public Safety; Richard Rhinehart, Jr.; Steve Smith; Jim Diggs; Brooks Leahy; Michael Hicks; Dennis Wanner; Linda Alexander; and Andy Anderson.

**CALL TO ORDER/WELCOME**

Chairman Yeo called the meeting to order at approximately 9:05 a.m.

**ESTABLISHMENT OF QUORUM**

Kelly Martin took the attendance of the Commission, noting that six members were present, and there was a quorum.

**PLEDGE OF ALLEGIANCE**

**OPENING REMARKS/ADMINISTRATIVE MATTERS**

Philip R. Hager, Secretary, noted that the meeting room would be utilized for budget hearings later in the afternoon, so the Commission's meeting agenda is compressed. He proposed no changes to the agenda as distributed.

**REVIEW AND APPROVAL OF AGENDA**

The agenda was approved as distributed on motion of Mr. Hoff, seconded by Mr. Soisson, and carried.

## **PUBLIC COMMENTS**

There were no public comments.

## **REVIEW AND APPROVAL OF MINUTES**

A. March 17, 2015

The minutes of March 17, 2015 were approved as written on motion of Mr. Canale, seconded by Mr. Helminiak, and carried.

## **COMMISSION MEMBER REPORTS**

A. Commission Chairman

**A. COMMISSION CHAIRMAN**

Chairman Yeo indicated he had nothing to report.

## **DEPARTMENT OF LAND USE, PLANNING & DEVELOPMENT STAFF REPORTS**

A. Director

**A. DIRECTOR**

Philip R. Hager, Director, reported that the Commission would be meeting at 6:00 p.m. on April 29 and May 6. The May 6 meeting will be a joint meeting between the County Planning Commission and the municipal planning commissions.

Lynda Eisenberg, Chief, Bureau of Comprehensive Planning, explained that the draft agenda for May 6 was distributed for Commission review. Any proposed changes will be discussed at the April 29 meeting.

Mr. Hager noted that the Board of County Commissioners will be briefed on the nonconforming use text amendment on May 7. He provided the Commission with an update on the solar energy legislation, noting that the Ag Commission presented a recommendation to the Board that this use should not be allowed in the Agricultural Zoning District.

The Maryland Department of Planning holds quarterly Roundtable Meetings with the state's Planning Directors. At Mr. Hager's suggestion to rotate the geographic location from Annapolis to enhance attendance, it was determined that the June meeting will be hosted by Carroll County.

## **PROPOSED REVISIONS TO CRITERIA FOR CERTIFYING THE ADEQUACY OF EMERGENCY SERVICES**

Scott Campbell, Department of Public Safety, reminded the Commission of the situation that led to the review of the criteria for certifying the adequacy of emergency services. He shared the proposed revisions with the Commission.

Chairman Yeo applauded the work group for its thorough, complete, and in depth review which will put the County in a good position for years to come. He asked whether the work group discussed how to address situations or incidents where extreme weather conditions cause late or no response.

Mr. Campbell explained that those issues were discussed and an administrative process will be used to address those anomalies.

Commissioner Rothschild expressed concern that the reduction in timeframe for EMS standards may put companies that utilize volunteers in jeopardy.

Mr. Campbell indicated that the revisions would change the nine fire departments that are “approaching inadequate” to “adequate” and the one EMS that is “approaching inadequate” will continue to be “approaching inadequate”. He noted that each of the departments has a paid primary response team. Mr. Campbell stated that the proposed revisions were reviewed and approved unanimously by the Fire Chiefs, EMS officials, and CCVESA.

### **COMMISSION MEMBER REPORTS (CONTINUED)**

B. Ex-Officio Member

#### **B. EX-OFFICIO MEMBER**

Commissioner Rothschild reported that the Maryland Department of the Environment has come out with a new requirement that would have property condition issues recorded in the Land Records. They are starting with wells that are high in nitrates. Concerns include that a growing list of items will be required to be recorded, and if a condition changes, you cannot get the information out of the Land Records.

### **RURAL VILLAGE PLAN**

Andrea Gerhard, Bureau of Comprehensive Planning, distributed an update to the Rural Villages Element. The document will serve as another tool for the Commission to utilize when reviewing plans within the Rural Villages.

Lynda Eisenberg, Bureau of Comprehensive Planning, stated that the intent is that when a project comes through and is located in a Rural Village, it will be up to the Commission to determine the density and intensity that is appropriate.

Chairman Yeo asked that a black and white copy of the appropriate pages be included with the staff report when a project is within a Rural Village.

### **FINAL SITE PLAN REVIEW**

- A. S-14-003, Taylorsville 7-Eleven, Canopy & Fuel Pump Replacement
- B. S-13-011, Maple Grove Equipment & Material Storage Yard

**A. S-14-003, TAYLORSVILLE 7-ELEVEN, CANOPY & FUEL PUMP REPLACEMENT**

LOCATION: 4213 Ridge Road, Westminster, Maryland 21157

OWNER: James Kibbe, "Trustee for Taylorsville Association", C/O High's Dairy Store 28924, P.O. Box 711, Dallas, Texas 75221

DEVELOPER: The 7-Eleven Incorporated, 1800 Winterfield Road, Midlothian, Virginia 23113

SURVEYOR: Eco Land Solutions LLC, 223 N. Prospect Street, Suite 205, Hagerstown, Maryland 21740

ZONING: General Business (BG)

ACREAGE: 29,621 Sq./Ft.

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Winfield

MASTER PLAN: Business General (BG)

RURAL VILLAGE: Taylorsville, Maryland

John Breeding presented the background.

Action Required:

The plan is before the Planning and Zoning Commission for their approval of the Final Site Plan, per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County, subject to the one recommendation of this staff report.

Existing Conditions:

The property is located at the intersection of Maryland Route 27 (Ridge Road) and Maryland Route 26 (Liberty Road) in Taylorsville. The original building was a High's Dairy store built in 1978; there is an existing site plan on file for the present canopy and fuel pump stations with additional parking area, which was approved in 1985.

A 7-Eleven convenience store with re-fueling stations is the current tenant of this location. The three existing pump stations are all dual dispensers. Two of these pump stations are gas only, located under the existing canopy. The third is a diesel only pump station located along a curb on the north side of the site. The current site has 28 parking spaces plus one handicap parking space out in front of the store. The property is zoned General Business and the current land use is Commercial. The site is served by its own well and septic system. Access to the site is an existing two-way commercial entrance onto Maryland Route 27 which is a state road. The

adjoining properties are all zoned General Business with the surrounding properties being a mix of General Business, R-40-000, Conservation, and Agricultural.

Plan Review History:

The concept site plan was presented on January 20, 2015 to the Planning and Zoning Commission, (minutes attached). The Commission discussed the traffic flow of this site, the number of parking spaces available, and the parking availability for trucks with trailers. Chairman Yeo asked the engineer to consider the possibility of a double long parking space for those types of truck and trailer combinations visiting the site.

Final Site Plan Review:

The developer is proposing a new canopy with three new dual pumping stations located under a new canopy. The three new pump stations will dispense gasoline and two of those pump stations will also dispense diesel fuel. This new canopy will be providing lighting from the underneath side, which will illuminate the new pump stations. The parking spaces and vehicle movement on the site are being modified to increase the overall flow of the site.

The plan is exempt from the requirements of the Stormwater Management, Landscaping, and Forest Conservation Ordinances. Floodplain, Water Resource Protection, Fire Protection, and Grading Inspection have no issues with the final site plan as submitted and have granted final approval of the site plan.

The State Highway Administration (SHA) had no issues with the plan as submitted as there were no changes to the existing entrance. SHA has approved the final plan and the existing entrance. SHA did not require a traffic impact study on this site. The Carroll County Health Department has granted final approval of this site plan as there are no changes to the existing private well or septic system on the property.

The Bureau of Development Review has not received any additional verbal or written correspondence from any citizens on this project.

The engineer submitted concept locations for a double space parking area to accommodate Chairman Yeo's request. The engineer stated that someone driving a vehicle of this type would most likely be buying fuel and would be parking in the refueling area of the site.

Recommendations:

Staff recommends approval of the site plan subject to the following condition:

1. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.

Discussion:

Gene Canale, Commission member, asked about the length of the downtime when they would not be selling fuel.

Michael Hicks, Eco Land Solutions LLC, indicated it would take approximately two months to tear down, remediate, and reconstruct the facility.

There were no public comments.

**Decision:**

Pursuant to Chapter 155, the Commission, on motion of Mr. Soisson, seconded by Mr. Helminiak, and carried (Commissioner Rothschild abstained), approved the final site plan subject to the one condition in the staff report.

**B. S-13-011, MAPLE GROVE EQUIPMENT & MATERIAL STORAGE YARD**

LOCATION: North side of Maple Grove Road, south of Warehime Road, 6th Election District

OWNER: Rhinehart Enterprises Partnership LLC, 1600 Angleside Road, Suite A, Fallston, Maryland 21047

LLC Members: Richard E. Rhinehart, Diane M. Rhinehart, Brandon C. Rhinehart and Richard E. Rhinehart Jr.

DEVELOPER: Same as Owner

ENGINEER: Akens Engineering Associates, Inc., 219 East Main Street, Shiremanstown, Pennsylvania 17011

ZONING: Agricultural

ACREAGE: 4.32 acre

WATERSHED: Prettyboy Reservoir

MASTER PLAN: Existing Land Use – Agricultural – Resource  
PRIORITY

FUNDING AREA: N/A

DESIGNATED  
GROWTH AREA: N/A

BZA CASES: 4532 & 5677 (attached)

John Breeding presented the background.

Action Requested:

The plan is before the Planning and Zoning Commission for their approval of the Final Site Plan, per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County, subject to the six recommendations of this staff report.

#### Existing Conditions:

The site is located along Maple Grove Road; the property is improved. The surrounding properties are all zoned agricultural. The west side of the subject property is bordered by railroad tracks owned by the Western Maryland Railroad. The two properties to the north are a 0.60-acre parcel with an existing residence and a 48-acre working farm which is enrolled in the Rural Legacy Program.

Rinehart Enterprises Partnership LLC is the owner of the property to the west of the site on the other side of the railroad tracks which is the current location of the base of operations for Rinehart Enterprises LLC.

The remaining properties to the east and south of Maple Grove Road are zoned agricultural; they range from .58 acres up to 7.78 acres. These properties are all improved with private residences and some small farms with miscellaneous outbuildings and fenced in areas. There is no public water or sewer in this area.

#### Plan Review History:

The Concept Site Plan was presented to the Planning Commission on December 16, 2014 (minutes attached). There was considerable discussion as to whether the proposed plan was meeting the intended requirements of the Board of Zoning Appeals Case #5677. There was also a discussion about the type of fencing and the amount of natural screening being provided along that fencing.

The Bureau of Development Review scheduled a meeting with the Board of Zoning Appeals to present the proposed site plan to discuss the interpretation / intentions of the Board of Zoning Appeals about the fencing requirements from the Case #5677, this plan meet their intentions.

#### Final Site Plan Review:

The final site plan was received and distributed to all reviewing agencies on January 22, 2015. The developer is proposing an equipment and material storage yard on a piece of agricultural land, 4.26 acres in size. Based on environmental constraints of the property, the storage yard is restricted to an area of .53 acres (23,125 square feet). The storage yard will be fenced on three sides; the front of the property and both sides toward existing residential properties. The fencing will be 6'-0" high chain link fence with a chain link fabric on both sides with opaque slates installed. The engineer heeded the Planning Commission recommendation from the December 16, 2014 meeting to increase the planting units from the one planting unit per 20 feet for a Class-A screening, to the recommended one planting unit per 15 feet. The increased planting units and opaque fencing will limit the ability to see into the storage yard from the road. The surface of the actual storage yard lot will be constructed of 6" compacted #57 stone on compacted subgrade.

Forest Conservation and Landscaping have granted final approval of this site plan for the equipment and material storage yard. Forest Conservation is being addressed with onsite retention; a Forest Conservation Easement of 1.10 acres is being granted to the Board of

Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement.

The entrance to the site will be designed and built to meet the Carroll County Design Standards for a commercial entrance. The entrance will be constructed with two layers of pavement on 6" compacted aggregate on compacted subgrade. Engineering Review has granted final approval of this site plan for the equipment and material storage yard.

There will be a Floodplain Easement of 2.46 acre conveyed to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement. Floodplain Management has granted final approval of this site plan for the equipment and material storage yard.

Stormwater Management has granted final approval of this site plan. A Stormwater Management Easement and Maintenance Agreement are to be granted to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement.

Water Resource Management has granted final approval. A Forested Water Resource Protection Easement of 2.16 acres will be conveyed to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement.

Since there are no proposed structures and no well and septic systems on the site, the Health Department has granted approval.

The property will not have any lighting, any type of signage, or permanent structures on this site.

The Bureau of Development Review has not received any additional verbal or written correspondence from any citizens on this project.

Recommendations:

Staff recommends approval of this site plan subject to the following six conditions:

1. That any changes to this plan will require an amended site development plan to be approved by the Carroll County Planning and Zoning Commission.
2. That the Developer enters into a Public Works Agreement with Carroll County that guarantees completion of this project.
3. That a Stormwater Management Easement and Maintenance Agreement be granted to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement.
4. That a Floodplain Easement be granted to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously herewith the Record Plat.



5. That a Forest Conservation Easement be granted to the Board of Commissioners of Carroll County by a deed to be recorded simultaneously with the Public Works Agreement.
6. That a Landscape Maintenance Agreement be recorded simultaneously with the Public Works Agreement.

Discussion:

Richard Rhinehart, representing the owners, indicated that the concerns raised at the last meeting had been addressed and clarification was received from the Board of Zoning Appeals regarding the fence.

Public Comments:

A citizen living at 3410 Warehime Road noted that she has lived in the area for 40 years. She expressed concern regarding aesthetics, noting that their existing facility does not look nice and this project will spread it out over another four acres.

Chairman Yeo noted that the Commission's job is to review the site plan as the use was approved by the Board of Zoning Appeals.

Mr. Rinehart noted that the other property does not have the screening that this property will have due to sight distance issues.

**Decision:**

In accordance with Chapter 155, the Commission, on motion of Ms. Cheatwood, seconded by Mr. Helminiak, and carried (Commissioner Rothschild abstained), approved the final plan with the six conditions recommended by staff.

Daniel E. Hoff, Commission member, removed himself from the dais indicating that he would be recusing himself from the review of the next two projects on the Commission's agenda.

**FINAL SUBDIVISION PLAN REVIEW**

A. P-12-008, Hy-Crest – Section 6, Lot 10

**A. P-12-008, HY-CREST – SECTION 6, LOT 10**

LOCATION: Northwest side of Relocated Stone Road near MD Rt. 97, 3rd Election District

OWNER: Mark E. Lynn, 508 Old Bachmans Valley Road, Westminster, MD 21157

DEVELOPER: Same as Owner

ENGINEER: RTF Associates Inc., 142 East Main Street, Westminster, MD 21157

ZONING: Agricultural District (Ag.)

ACREAGE: 5.16 acre

WATERSHED: Double Pipe Creek

NO. OF LOTS: 1 lot

MASTER PLAN: Agricultural

PRIORITY

FUNDING AREA: N/A

DESIGNATED

GROWTH AREA: N/A

Clayton R. Black presented the background.

Action Required:

One action item is required:

1. Approval of the Final Plan of Subdivision pursuant to Chapter 155, Development and Subdivision of Land, of the Code of Public Local Laws and Ordinances of Carroll County.

Background:

The property was originally comprised of 163 acres. In accordance with the subdivision regulations for property zoned agricultural, the property was entitled to nine residential subdivision lots. Section 1 of Hy-Crest (Plat Book 29 Page 143), two lots, was recorded in 1988. Section 2 (Plat Book 32 Page 179), two lots, was recorded in 1990. Section 3 (Plat Book 34 Page 127), four building lots, was recorded in 1991. Section 4 (Plat Book 36 Page 105) a non-residential "Tract-A", was recorded in 1993. Section 5 (Plat Book 39 Page 175), one lot, was recorded in 1995 resulting in a 146 acre remaining portion.

With the cooperation of the property owner, Maryland State Highway Administration (SHA), and Carroll County Government, the Stone Road entrance onto Maryland Route 97 was relocated to a location further north on MD Route 97. This relocation required the deeding to Carroll County of 6.57 acres of property from the remaining portion of Hy-Crest. This deeded property divided the remaining portion into two non-contiguous properties: a 12.7 acre property and a 126 acre property. In accordance with the subdivision regulations, the 12.7 acres became a separate buildable residential parcel. A Memorandum of Understanding between Carroll County and the property owner, signed September 19, 2012, provided for the transfer of that residential buildable lot yield to the remaining portion.

Existing Conditions:

The subject property lies in the Agricultural zoning district, bordered by both New and Old Stone Roads and by MD Route 97. The 126 acre portion contains a residence and several outbuildings. It is mostly cropland with some wooded areas with two ponds and several streams. The 12 acre property consists entirely of cropland. Properties zoned Agricultural are directly adjacent to the 12 acres. The entire farm is surrounded by properties zoned Agricultural and R-40,000 with nearby Conservation and Business General zoned properties.

Plan Review:

The developer proposes to transfer the existing buildable residential lot from the 12.7 acre property to a location on the 126 acre property. The lot and driveway location for lot 10 was determined during the early stages of the construction design for the relocated Stone Road so as to define an entrance while Stone Road was under construction. Access to the lot occurs via a single use driveway. The lot is served by a private well and septic system. The proposed use is consistent with the land use designation of Agriculture in the Master Plan.

The preliminary and final plan of subdivision was presented to the Planning and Zoning Commission on February 18, 2014 (minutes attached). The Commission approved the preliminary plan, but tabled action on the final plan until the structures on the remaining portion met the requirements of the Zoning and Permits offices. All zoning concerns have been addressed and the building permits have either been issued or granted use and occupancy permits.

The project is not subject to the provisions of Chapter 157, Adequate Public Facilities and Concurrency Management, as this is a transfer of an existing buildable parcel and not an increase in approved density.

Staff Recommendation:

Pursuant to Chapter 155, staff recommends approval of the final plan subject to the following conditions:

1. That any changes to the Plat as submitted and approved by the Commission herein shall be resubmitted to the Commission for further review and approval.
2. That a stormwater management easement and maintenance agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with recordation of the plat.

Discussion:

Chairman Yeo noted that this plan was reviewed in great detail at the concept plan stage, and the developer addressed the concerns raised by the Commission.

There were no public comments.

**Decision:**

In accordance with Chapter 155, the Commission, on motion of Mr. Soisson, seconded by Ms. Cheatwood, and carried (Commissioner Rothschild abstained), approved the final subdivision plan subject to the two conditions recommended by staff.

**CONCEPT SITE PLAN REVIEW**

A. S-15-0004, Second Amended Lehigh New Windsor Quarry

**A. S-15-0004, SECOND AMENDED LEHIGH NEW WINDSOR QUARRY**

LOCATION: East side of Old New Windsor Road, 1000 feet north of Greenwood Church Road, 11<sup>th</sup> ED

OWNER: Lehigh Cement, LLC, 675 Quaker Hill Road, Union Bridge, MD 21791

DEVELOPER: Lehigh Cement, LLC, 675 Quaker Hill Road, Union Bridge, MD 21791

ENGINEER: C.L.S.I., 439 East Main Street, Westminster, MD 21157

ZONING: Agricultural/Mineral Resource Overlay

SITE AREA: 77 acres

FIRE DISTRICT: New Windsor

WATERSHED: Double Pipe Creek

MASTER PLAN: Extractive

PRIORITY  
FUNDING AREA: Outside

DESIGNATED  
GROWTH AREA: Outside

Clayton R. Black presented the background.

**Purpose:**

The plan is before the Planning and Zoning Commission for concept review of an amended site development plan. No action is required.

**Existing Conditions:**

The existing Lehigh quarry is located between Maryland Route 31 and Old New Windsor Road. The property is zoned Agricultural and is designated a Mineral Resource Overlay (MRO). The properties located on the west side of Old New Windsor Road are zoned Agricultural.

### Project History:

A site plan for the expansion of the existing Lehigh quarry was approved on May 20, 2014 (minutes attached) by the Carroll County Planning and Zoning Commission with all required legal documents recorded in the Land Records of Carroll County. Condition #7 stated an amended site plan would be required to show the processing facilities and office buildings.

### Site Plan Review:

The purpose of this amended site plan is to add a 14,160 square foot office/maintenance building, parking areas, a transfer station (with a small electrical building), and a crusher. The concept site plan was submitted on February 24, 2015 and distributed to all plan review agencies with a Technical Review Committee meeting occurring on March 23, 2015. The concept site plan was subject to citizen involvement at the Technical Review Committee meeting.

There are currently several structures located in the area of the proposed work. These structures will be removed with all existing entrances closed. A new standard commercial entrance will be constructed onto Old New Windsor Road that will provide employee only access for the office/maintenance building. A sign will be placed prohibiting truck traffic with another sign identifying the location of the truck entrance (existing entrance onto MD Route 31). As required by the Code of Public Local Laws (§158.096 (C)(7) Mineral Resource Overlay), the access road is to be 22 feet in width and paved for a minimum of 200 feet from the adjoining public road. The plan shows a paved driveway greater than 200 feet with a width of 24 feet.

The office/maintenance building will be 46 feet in height. The dual use building will have an office area of 3,190 square feet and a vehicle maintenance area of 10,970 square feet. There are 25 parking spaces for 25 employees. The employee parking area will be gravel, exclusive of the ADA required parking space which will be paved. Lighting for the building will consist of several wallpack mounted lighting units at heights of 12, 14 and 25 feet.

The height of the crusher will be 90 feet and the height of the transfer station will be 65 feet. A small prefabricated electrical building will be placed near the transfer station. A conveyor system, to move the limestone, will be located between the crusher and transfer station. The conveyor system then continues, both underground and onground, to the Union Bridge plant. The conveyor was approved by the Planning and Zoning Commission at the June 17, 2014 meeting. Section §158.096 (C)(4) states that processing operations outside the pit perimeter shall be housed in a covered structure. Since the crusher is inside the limits of the pit perimeter, it is not required to be housed in a covered structure.

The owner applied for a height variance for the crusher, transfer station and maintenance building. Attached is the official decision (Case #5826) from the Board of Zoning Appeals that authorized the variance request.

The heavy equipment vehicle storage/parking area will be gravel with seven 30 foot poles dispersed around this area.

Staff had comments over the height of the buildings, poles and lighting as related to the visibility from neighboring properties. It was indicated that based on the height of the landscaping that

will be placed on the berm, the visibility will not be an issue. To confirm, staff has requested a cross section from the road showing the height of the landscaping in relation to the height of the poles and buildings.

The proposed use is consistent with the 2014 Carroll County Master Plan. The property is not subject to the provisions of Concurrency Management, Chapter 156 of the Code of Public Local Laws and Ordinances of Carroll County.

The plan was presented to the Design and Architectural Review Committee. The Committee reviewed the plan and had no comments.

Several citizens attended the Technical Review Committee Meeting to receive additional information in regards to the project. One citizen spoke against the entire quarry expansion.

Discussion:

Mr. Black noted that the Commission can delegate approval of the amended site plan to the Chairman.

Dennis Wanner, Lehigh, provided a presentation detailing the current site plan and additions included in this amended site plan; height variances approved by the Board of Zoning Appeals; a map of the overall property; examples of typical crushers and transfer stations; and cross-sections of the crusher, transfer station, and maintenance building.

Linda Alexander, CLSI, explained that the berms were approved at 10 feet in height in front of the buildings, but Lehigh increased them to 14 feet in height. She noted that a request would be made to utilize the landscaping required for the parking lot at the entrance road because the parking lot will be gravel.

Chairman Yeo asked why staff thought the access road off of Old New Windsor Road was suitable knowing the large vehicles which will be utilizing it.

Mr. Black explained that trip generations will be required on the plan and staff is relying on the developer's word that truck traffic will be prohibited.

Ms. Alexander explained that the entrance will be utilized by employees and for trash removal, but no quarry truck traffic will utilize the entrance.

Chairman Yeo asked why the entrance was being constructed at 24 feet in width.

Ms. Alexander explained that they used the standard specifications for commercial entrances.

Mr. Black reported that a note is required on the site plan that removal of product besides via conveyor to Old New Windsor Road will require an amended site plan.

There were no public comments.

It was the consensus of the Commission to authorize the Chairman to sign the final amended site plan.

Chairman Yeo reported that Richard Soisson and Gene Canale would be representing the Commission on an ad hoc committee with members of the Economic Development Commission to discuss potential collaboration.

Mr. Canale noted that the first meeting is scheduled for May 6.

Secretary Hager noted that he would be willing to attend these meetings if that was the desire of the Commission.

It was the consensus of the Commission that Secretary Hager facilitate the meetings.

There being no further business, the Commission adjourned at approximately 11:00 a.m. on motion of Mr. Helminiak, seconded by Mr. Soisson, and carried.

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Secretary

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Approved