



# Mayor & Council of Berlin

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**Town of Berlin  
Planning Commission Agenda  
June 12, 2019 5:30 PM  
Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – May 8<sup>th</sup>, 2019**
4. **Final Site Plan Approval – Atlantic Premier at Purnell Crossing**
5. **Comments from the Commissioners**
6. **Comments from the Chairman**
7. **Comments from the Staff**
8. **Comments from Public**
9. **Adjournment**

Town of Berlin  
Planning Commission Meeting  
May 8<sup>th</sup>, 2019

The Planning Commission Meeting for the May 8<sup>th</sup>, 2019 was called to order by Chairman Chris Denny at 5:32PM. In attendance were Chris Denny, Ron Cascio, Phyllis Purnell, Newt Chandler and John Barrett. Members absent were Barb Stack and Pete Cosby and Newt Chandler. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the agenda. Mr. Ron Cascio made the motion to adopt the May 8<sup>th</sup>, 2019 agenda. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the April 17<sup>th</sup>, 2019 meeting. Mr. Ron Cascio made the motion to approve the minutes from the April 17<sup>th</sup>, 2019 meeting. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

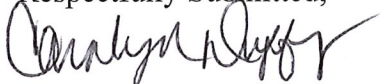
Chairman Chris Denny called the case on the agenda for Mr. Duane Maddy. Planning Director Dave Engelhart stated that Mr. Maddy had been to the Board of Zoning Appeals and was approved for a conditional use. He was granted that on April 3<sup>rd</sup>, 2019. His existing building is in the Industrial Zone on Washington Street. Mr. Engelhart stated to have residents on the second floor he had to get the approval. Mr. Maddy has an existing building that he would have removed to rebuild on the same pad, same foot print. Chairman Chris Denny asked about another case that had come before them with the same idea. Planning Director Dave Engelhart stated there was a case, but it never happened. Mr. Engelhart stated that the same kind of condition has now been granted twice. That area is a condominium with shops, Trond's Pool has his shop there. Mr. Engelhart stated Mr. Maddy is in compliance with the Board of Zoning and is here to show the site plan to the commission.

Mr. Duane Maddy stated he has had the property for a while. He wants to have three apartments over storage area. He would like to fence the area in with a 6' fence to separate him from Trond's Pool. He stated with a three foot or four-foot fence along the Rail Road and Washington Street. He plans a gravel driveway along with landscaping. Mr. Maddy stated he had forgotten to put on there he wanted a waste container for the residents that would live there. Mr. Maddy stated he had a picture of the sign he would place there. He had selected the colors they would be a sage green with white trim. Mr. Maddy stated he would plant trees. Mr. Ron Cascio asked that he not plant Leyland Cypress trees. He stated he wouldn't have a problem with the Red Cedar trees. Chairman Chris Denny asked would the sign be for everyone out there. Mr. Maddy replied just for his property. Discussion continued about the easement on the property and having the fence on the easement, driveway and about the entrance location on Washington Street. Mr. John Barrett asked about the height of the fence. Mr. Maddy replied it would be a 4-foot fence just for separation. Mr. Engelhart stated it could be 6 foot according to town code in rear or side yard. The front must be 4-foot or less for sight line. Chairman Chris Denny asked about the type of siding that would go on the building. Mr. Maddy stated the same as what he would put on any house. Mr. Ron Cascio asked about the type of roof he would have. Mr. Maddy stated it would be a normal roof. Mr. Barrett asked Mr. Engelhart if the parking was okay. Mr. Engelhart replied he would need two per dwelling unit and that he was okay with

parking. Mr. Cascio asked about the location of the dumpsters. Mr. Maddy stated he would have the dumpsters on the inside of the fence area and have it enclosed also with one handicap parking space. Chairman Chris Denny called for a motion to approve. Mrs. Phillis Purnell made the motion to approve the site plan. Mr. John Barrett seconded the motion and it was unanimously accepted by the commission.

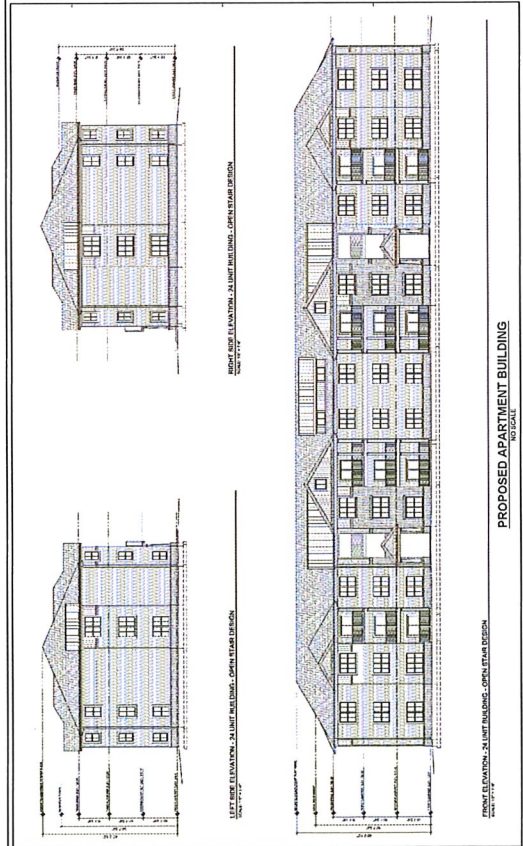
Chairman Chris Denny asked if there were any comments from the public. Mrs. Patricia Carson 510 Sunlight Lane Unit #2. She was concerned about the units being rented at Purnell Crossing. Mr. Troy Purnell told them the main road had been deeded to the Town. Mr. John Barrett asked if the new units would be in the Home Owners Association. Mr. Purnell told them they could call the purchaser, he doesn't want to be in the HOA. Mr. Troy Purnell explained it had been 10 years since anything has been built out there. Mr. Barrett told the residents that either way something was going to be built out there. Mr. Purnell told them they could call or write to him or the purchaser. He stated Mr. Justin White has made changes but didn't have it ready for this meeting. Mr. Purnell stated that Ryan Homes sold the townhouses to the residents out there he had nothing to do with that no one ever said it was not going to change out there. Mr. Engelhart stated that the Planning Commission would be tasked with trying to get the best match to what is out there it doesn't have to match but be compatible to what is there. Mr. Barrett said you need communication, so you must talk to the builders. Mrs. Judy Hudson 505 Sunlight Lane Unit #2 concerned about the children, roads and schools. Mr. Engelhart stated they will be doing a traffic study and polling it's all forecasting for the county. He had already spoken to Stated Highway about the changes that would be occurring. The buses stopping on 346 would not change they will still be stopping on the road. The Chief of Police gets involved, the County, they all discuss the children. When they come back for the meeting it would be posted at Town Hall, on the Town Web Page or you can call the office if you have any questions. With no other comments meeting was adjourned. Adjourned 6:30PM

Respectfully Submitted,



Carolyn Duffy





**LEGEND**

- PROPERTY LINE
- EXISTING DITCH
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED STREET LIGHT
- EXISTING UTILITY EASEMENT
- EXISTING TAX DITCH EASEMENT
- EXISTING STORMWATER MGT EASEMENT
- PROPOSED DRIVEWAY
- EXISTING UNITS

**SITE DATA**

PARCEL AREA	218,326 SF
APARTMENT AREA	15,814 SF
EXISTING STORMWATER MGT AREA	1,500 SF
TOTAL DEVELOPABLE AREA	198,012 SF
TOTAL OVERSPACE IN	10,887 SF
TOTAL OVERSPACE OUT	2,876 SF

**PARKING PROVIDED**

NUMBER OF PROPOSED APARTMENTS	65 UNITS
NUMBER OF PROPOSED PARKING SPACES	128
NUMBER OF EXISTING PARKING SPACES	113

**REVISIONS**

NO.	DATE	DESCRIPTION

**FINAL SITE PLAN**  
 ATLANTIC PREMIER AT PURNELL CROSSING  
 ATLANTIC PREMIER, LLC - DEVELOPER  
 BERLIN, MARYLAND

DATE: 11.2.2019  
 DRAWN BY: 55020019  
 CHECKED BY: WFW  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.: 0218 & 012  
 PROJECT NO.: 24.1.8.00

GRAPHIC SCALE  
 1" = 20'-0"

1/8" = 1'-0"

1/4" = 2'-0"

1/2" = 4'-0"

3/4" = 6'-0"

1" = 8'-0"

1 1/4" = 12'-0"

1 1/2" = 18'-0"

1 3/4" = 24'-0"

2" = 32'-0"

2 1/4" = 36'-0"

2 1/2" = 40'-0"

2 3/4" = 44'-0"

3" = 48'-0"

3 1/4" = 52'-0"

3 1/2" = 56'-0"

3 3/4" = 60'-0"

4" = 64'-0"

4 1/4" = 68'-0"

4 1/2" = 72'-0"

4 3/4" = 76'-0"

5" = 80'-0"

5 1/4" = 84'-0"

5 1/2" = 88'-0"

5 3/4" = 92'-0"

6" = 96'-0"

6 1/4" = 100'-0"

6 1/2" = 104'-0"

6 3/4" = 108'-0"

7" = 112'-0"

7 1/4" = 116'-0"

7 1/2" = 120'-0"

7 3/4" = 124'-0"

8" = 128'-0"

8 1/4" = 132'-0"

8 1/2" = 136'-0"

8 3/4" = 140'-0"

9" = 144'-0"

9 1/4" = 148'-0"

9 1/2" = 152'-0"

9 3/4" = 156'-0"

10" = 160'-0"

