

Planning & Zoning was held on Wednesday, February 14, 2024, at the Mayor & Council Chambers at Laurel Town Hall beginning at 7:00 p.m. The following members were in attendance Planning Chair Brent Boyce, Amy Handy, Randy Hill, Angie Calio-Quillen, Randy Radish, and Dan Ash. Also, in attendance were Director of Code Enforcement Ken West, Public Works Director James Foskey, and Recording Secretary Alexis Oliphant. Also, in attendance was Mrs. Morgan Helfrich from GMB, Mr. David Kuklish from Boehler along with the property owner was in attendance. It was noted that Planning Member George Sakellis and Town Manager Smith was absent.

Planning Chair Boyce stated the purpose of the February 10, 2024, Planning & Zoning is to hear three items on the agenda including a Final Site Plan Amendments RE: Laurel Mixed Use Apartments, 118 North Central Avenue, Tax Map #432-8.06-56.00, a Preliminary Site Plan RE: 130 East Market Street, Tax Map #332-1.07-108.00, and the Preliminary Site Plan RE: Commercial Business, U.S. Rt. 13 & Rt. 9, Tax Map #232-12.00-65.00.

Please note the third agenda item pertaining a Preliminary Site Plan was corrected to read the following: a proposed Convenient Store and Fuel Pumps located at 10912 County Seat Highway, Tax Map # 232-12.00-105.00.

Planning Chair Boyce stated a Final Site Plan Amendment pertaining Laurel Mixed Use Apartments, 118 North Central Avenue, Tax Map #432-8.06-56.00 has been submitted for review. Planning Chair Boyce inquired if there was a representative in attendance tonight. Mrs. Helfrich from GMB advised this property suffered a fire and the plan is to rebuild stronger and better. **Listed below are the amendments that Mrs. Helfrich provided:**

- *Not changing the runoff pattern with an entire paved parking lot.*
- *Improving sidewalks on both the north and south end of the property.*
- *Fire Marshall Plan has been submitted.*
- *Submitted a Soil Approved Standard Plan.*
- *Met the drainage requirements pertaining Del-Dot.*
- *Included the gingerbread appeals including brackets, traceless, and a few windows eliminated due to columns.*
- *Porches are still included.*

Mrs. Helfrich passed around samples of trim, siding, stucco, and asphalt shingles they're proposing to utilize. She advised the project is more than 75% complete done on the design side and proud how the project looks.

Planning Chair Boyce stated the committee had concerns pertaining the appearance in November, but after tonight we believe you have satisfied our concerns.

Planning Member Calio-Quillen inquired if the entrance is going to be at the stairwells. Mrs. Helfrich advised the ground floor entrance will be off on 2<sup>nd</sup> street, the second floor the entrance will be underneath the canopy on the ground floor and the third-floor entrance will be near the stairwell.

Planning Member Calio-Quillen inquired if the property will have swipe card or a key to access. Mrs. Helfrich stated yes.

Planning Chair Boyce inquired if another public hearing should be scheduled due to they submitted an amended site plan that was different than the one presented. Mrs. Helfrich advised they received a preliminary site plan extension last year.

Planning Member Calio-Quillen made a motion to accept Final Site Plan Amendment pertaining Laurel Mixed Use Apartments, 118 North Central Avenue, Tax Map #432-8.06-56.00 as presented. Planning Member Radish seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

Planning Chair Boyce stated a Preliminary Site Plan pertaining 130 East Market Street, Tax Map #332-1.07-108.00 has been submitted for review. Mrs. Helfrich advised this property also suffered a fire and the property owner is planning on rehabilitating the property. She advised a Fire Marshall Approval Plan has been submitted and they're proposing to install an interior fire stairs. She stated the owner is proposing to pave the 8-foot alley way behind the property.

Planning Member Radish advised they're has been a drainage problem along the alleyway causing the libraries basement to leak and recommended if they could look into that.

Mrs. Helfrich stated they're proposing to keep the walls of the basement to prevent flooding. She stated this a 100-year-old building, and it has never flooded according to GMB's GEO Technician.

Mrs. Helfrich stated the first floor will have handicap accessible units, all units will be residential, and have a masonry and brick look, install traditional awnings, and central core lighting. She explained they're proposing to install a stamped dry brick that will appear as brick.

Mrs. Helfrich stated the property will be all sprinkled and will be a wood constructed building.

Planning Chair Boyce stated they wouldn't need to hold a public hearing due to its an existing building. Director of Code Enforcement West stated yes.

Planning Member Calio-Quillen made a motion to accept the Preliminary Site Plan pertaining 130 East Market Street, Tax Map # 332-1.07-108.00 as presented. Planning Member Ash seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

Planning Chair Boyce stated a Preliminary Site Plan pertaining a proposed Convenience Store and Fuel Pumps, 10912 County Seat Highway, Tax Map # 232-12.00-105.00. Planning Chair Boyce inquired if there was a representative in attendance tonight. Mr. Kuklish from Boehler stated they're proposing a convenient store and fuel pumps on the southeast corner of Rt. 9. The commercial property is 5,915 square feet, with 65 parking spaces provided and with 8 fuel pumps proposed. He advised they met with Del-DOT and they will not need a traffic study completed. He also advised they will be utilizing water/sewer existing along Rt. 13. A landscape and lighting plan has been submitted and proposing a mix of stone, efios, and wood of the proposed building.

Planning Chair Boyce inquired the timeline of construction when all permits are received. Mr. Kuklish advised the end of year is feasible in receiving all approvals.

Planning Chair Boyce inquired if a public hearing would need to be scheduled due to the change of use wouldn't be changing. Director of Code Enforcement West stated he will discuss with Town Manager Smith.

Planning Member Hill made a motion to accept the Preliminary Site Plan pertaining a proposed Convenience Store and Fuel Pumps, 10912 County Seat Highway, Tax Map # 232-12.00-105.00 as presented. Planning Member Calio-Quillen seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

The Planning & Zoning Minutes of January 10, 2024, were presented for review and adoption. Planning Member Calio-Quillen made a motion to accept the minutes as presented. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Member Radish abstaining and Planning Member Sakellis absent.

With there being no further matters to discuss, Planning Member Handy made a motion to adjourn the meeting. Planning Member Calio-Quillen seconded the motion. Vote was 6-0, with Planning Member Sakellis absent.

Meeting Adjourned at 7:41 p.m.