



# Mayor & Council of Berlin

*10 William Street, Berlin, Maryland 21811*

Phone 410-641-2770 Fax 410-641-2316

[www.berlinmd.gov](http://www.berlinmd.gov)



**Town of Berlin  
Planning Commission Agenda  
November 13, 2019 5:30 PM  
Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – October 9<sup>th</sup>, 2019**
- 4. SonRise Church, 10026 Main Street – Preliminary Plat Review**
- 5. Site Plan Concept Review – Wolf Terrace, 312 Maple Ave**
- 6. Comments from the Commissioners**
- 7. Comments from Staff**
- 8. Comments from the Chairman**
- 9. Comments from the Public**
- 10. Adjournment**

Town of Berlin  
Planning Commission  
October 9, 2019

The Planning Commission Meeting for the October 9<sup>th</sup>, 2019 was called to order by Chairman Chris Denny at 5:32PM. Members present were Chris Denny, Pete Cosby, Phyllis Purnell and Ron Cascio. Members absent were Barb Stack, Newt Chandler and John Barrett. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the October 9<sup>th</sup>, 2019 agenda. Mr. Ron Cascio made the motion to adopt the October 9<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 September 11<sup>th</sup>, 2019 meeting. Mr. Pete Cosby made the motion to approve the minutes from the September 11<sup>th</sup>, 2019 meeting. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called Mr. Ernest Gerardi the applicant requesting Site Plan approval for a mixed use building to be located at 2 Stevenson Lane. Mr. Gerardi told the commission what he was proposing was a three-story building. He stated he had been to the Historic District Commission and the Board of Zoning Appeals for the setbacks for the building. He stated the other building was over the setbacks in the rear and the front was 6 inches from the boundary line. He also stated he was proposing the first floor to be retail. Mr. Gerardi stated it could be set up as one store or two stores whatever the market needs. On top would be three two story apartments. The retail unit would be 1708 square feet of space. The apartments units would be 1170 square feet each of space inside.

The front of the building would face Stevenson Lane. Mr. Gerardi stated years ago he had planned to just put apartments at the location. But was informed that it was commercial zoned, so he decided to come back with the retail on the bottom and apartments on top. He stated he thought it would look nice in the neighborhood. He stated it would have six parking spaces also its within 300 feet of parking stated per the code. He was unsure of what would go there for retail right now but knew it would not be a restaurant. But could be either one store or two stores for retail if needed. The building on the outside will be vinyl and hardie board. The railing on the second floor would be black metal. On the rear would be a second egress he said not required to have but wanted to put in a second egress. This would be done in salt treated wood on the rear. He stated for the front retail he wanted to duplicate what had been done at Defebo's so that it fit in with the Victorian look of the town. The colors will blend together and have moulding at the bottom that would match the buildings on Main Street. The building would have a sprinkler system installed which is required. The apartments would have two bedrooms and they would be good sized rooms with closet space.

Mr. Gerardi stated he was working with the town on the sidewalks. Trying to match up the sidewalks with Palmers Store. The sidewalk at that location is 4 feet wide. Mr. Gerardi stated his would be 4 feet or a little bigger then that. Whatever the town preferred he stated. Mr. Pete Cosby asked if the salt treated deck was viewable from the restaurant. Mr. Gerardi stated it would be viewable from the parking lot. Mr. Cosby said that salt treated messes up over time.



Mr. Gerardi said he puts stain on it to keep it looking nice. Mr. Pete Cosby stated he was just wondering the Historic District Commission members were ok with it. He asked if the easement for the sidewalk was in place. Mr. Gerardi stated no its not in place, yet he had not filed it yet was trying to get through the entire process then he would file it. Mr. Cosby asked about the doors on the front of the building. Mr. Gerardi stated they don't open to the street they would open inward you would just walk in. Planning Director Dave Engelhart stated just like what we have on Main Street and what was done on Gay Street. Mr. Cosby thought that was a good feature.

Mr. Gerardi asked the commission members if they had any more questions for him. Mr. Ron Cascio asked him why he wouldn't continue with the Hardie board on the other side. Mr., Gerardi stated because of the cost. He stated he tries to keep his rent affordable for people. Mr. Ron Cascio told Mr. Gerardi he had some issues with the porch being there. He said you could balance the windows and have a more traditional looking building. He thought it looked more like something in Ocean City then Berlin. Mr. Gerardi told him the front would look like Main Street it will have the brick. He told Mr. Cascio different people have different views. They both agreed on that. Mr. Pete Cosby asked Mr., Cascio how would he have balanced the windows. He stated he would have had the entrance on the rear of the building. Mr. Engelhart reiterated that it would have a second egress. Mr. Gerardi stated he went down to speak with the Fire Marshal about having the second egress he didn't have to put one in, but he stated he wanted the second egress and that's how that happened.

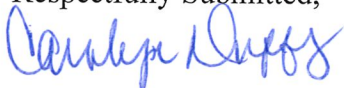
Mr. Pete Cosby made the motion to approve the site plan for 2 Stevenson Lane. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny asked Planning Director Dave Engelhart a question about Air B&B. He asked what was on the books about this type of rental. Mr. Engelhart replied the only mention is short term rentals which is the Bed & Breakfast. Which needs to be owner occupied with a limit to how many quest rooms their can be. He stated they have talked about it. The County has modified their codes for rental properties and made changes to their ordinances with more to come. The town is going to play off that to see where we go with the Air B&B. He stated that is coming we must catch up to the 20<sup>th</sup> Century and the 21<sup>th</sup> Century. Mr. Engelhart stated when that part of the code was written there was nothing called Air B&B. The intention will be we have a rental license now with a fee for short term rental. It would still be the honor system property owner would get the license. We would add an amendment that would allow it and this they would discuss where in town or only parts of the town to allow this and what the fee would be. Mr. Engelhart stated he had not done a huge amount of work on this yet. Mr. Chris Denny gave a sample of what happened with the H201 during the weekend. Mr. Cascio stated in Rehoboth people are selling out because of the Air B&B. He stated constant new neighbors and dozens of cars. Mr. Engelhart stated that is the concerns of most people that talk about it how it would affect their property. He stated he gets calls about properties that are for sale and people are asking about Air B&B if it is allowed. It's not allowed but not disallowed.

Mrs. Phyllis Purnell asked about 137 Flower Street. Mr. Engelhart stated he would have to call to check with the Fire Company about a date. Usually they are waiting to have the different fire companies in the area get together and use that for training. He did say by the end of October.

Mrs. Phyllis Purnell asked about the house on Flower how much time will they have to fix that house up. Mr. Pete Cosby asked how many unrelated people can live in a single-family home. Mr. Engelhart stated our code is done by square footage. He stated we don't have the clause for unrelated people like some places. Mr. Cosby thought parking needed to be restricted so people can get in and out of their driveways. He asked are they looking in to parking since the fire on Washington Street. Mr. Engelhart replied yes. Chairman Denny asked for comments from the public. Two students from Salisbury State University Planning asked about the price point of the apartment rent in the mixed-use building. Mr. Engelhart suggested around \$1400.00 dollars, just guessing, could be more. They asked about the one window that was on the side. Mr. Engelhart stated because there is an adjoining retail building next door. Chairman called for a motion to adjourn. Mr. Ron Cascio made motion to adjourn. Mr. Pete Cosby seconded the motion. With no other comments the meeting was adjourned at 6:05PM.

Respectfully Submitted,



Carolyn Duffy



# Mayor & Council of Berlin

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## PLANNING COMMISSION APPLICATION

DATE: 10/31/2012 HEARING DATE: 11/13/2012 CASE NUMBER: 11-13-19-01

APPLICATION FOR: ☒ SUBDIVISION ☐ SITE PLAN REVIEW

PROJECT NAME: SONRISE CHURCH SUBDIVISION

LOCATION OF PROPERTY: 10026 MAIN STREET, BERLIN, MD 21811

SIZE OF PROPERTY: 8 out of 22 Total ZONING: B-2 TOTAL LOTS: 3

PROPERTY OWNER/AGENT: SONRISE CHURCH  
KEITH HAMMER, EXEC. PASTOR PHONE # (410) 629-1901 (office)  
TRUSTEE (443) 994-9897 (mobile)

ADDRESS: 10026 MAIN STREET EMAIL: pastor-keith@sonrise.cc

SIGNATURE OF APPLICANT: Keith W. Hammer

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

paid  
\$525.00  
10/31/2012  
JTB

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**From:** Robert Palmer <RPalmer@beaconengineeringllc.com>  
**Sent:** Thursday, August 8, 2019 8:26 AM  
**Subject:** RE: SON01-02 - SonRise Church Mini-Storage Concepts

Hi Pastor Keith:

The breakdown of impervious surfaces can be found below:

Church Existing (50% of this must be managed):	2.829 AC	1.414	15%	
Church Proposed (100% managed):	2.063 AC	2.063	22%	<b>37%*</b>
Dypsky Mini-Storage (100% managed):	2.378 AC	2.378		<b>26%</b>
Longboard Mini-Storage (100% managed):	3.374 AC	<u>3.374</u>		<b><u>37%</u></b>
Regards,		9.229		<b>100%</b>

Bob

Robert J. Palmer, P.E.  
President | Senior Engineer  
Beacon Engineering, LLC

**\* SWM Concept Plan has shared resource on Church Property (1.5 acres)**







These drawings are schematic design documents only. They are intended to provide a general impression of the proposed project and are not to be used for construction documents. These documents should not be used for permitting purposes.

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ARTISTIC RENDERING



PROJECT  
THE WILLOWS AT BERLIN  
MILFORD OF DELAWARE, LLC &  
MILFORD HOUSING DEVELOPMENT CORPORATION

SHEET TITLE & SCALE  
ARTISTIC RENDERING  
Not To Scale

Architecture  
by  
Design  
8355 Court Avenue • Historic Ellicott City, MD 21043  
Phone 410-480-5210 • Fax 410-480-2480  
www.abd-architects.com



TOTAL UNITS = 85 (31 EXISTING TO BE RENOVATED + 34 NEW CONSTRUCT ON)  
 UFAS COMPLIANT UNITS REQUIRED = 41% OF 85 = 32.25 (4)  
 UFAS COMPLIANT UNITS PROVIDED = 4

EXISTING UNITS (TO BE RENOVATED) = 31  
 (EXISTING UNITS NOT SUBJECT TO FLOORHOLDING AND UNIVERSAL ACCESSIBILITY  
 STANDARDS BELOW - ORIGINALLY CONSTRUCTED PRIOR TO 1997)

NEW UNITS = 34

FLOORHOLDING ACCESSIBLE (FHAC) REQUIRED = 17 (ALL NEW FIRST FLOOR UNITS)

FLOORHOLDING ACCESSIBLE (FLHAC) PROVIDED = 17

UNIVERSAL DESIGN STANDARDS REQUIRED = 9.25% OF TOTAL (25% OF 34 = 9)

UNIVERSAL DESIGN STANDARDS PROVIDED = 9

DEVELOPER	<p>MSO OF DELAWARE, LLC          9 POWELL LANE          COLLEGE PARK, NJ 08108          PHONE: 302.681.1562          CONTACT DAVID HODGEN</p> <p>WILFORD HOLDING DEVELOPMENT CORP          877 E. MARTIN CIRCLE          WILFORD, DE 19693          PHONE: 302.422.8255          CONTACT RUSSELL PORTABLE</p>
OWNER	<p>WOLFE TERRACE DEVELOPMENT CORP.          312 VAPLE AVE          BERLIN, MD 21811</p>
CIVIL ENGINEER	<p>GEORGE, MILES &amp; BEHR, LLC          208 WEST MAIN ST          BALTIMORE, MD 21201          PHONE: 410.742.3115          CONTACT DAVID &amp; ROY MASEK</p>

TAX MAP	0301 GRID 0020 PARCEL 0000
DEED REFERENCE	1656/19, 1656/24
PLAT REFERENCE	125-67, 130-61, 225/35
EXISTING ZONING	R3 APARTMENT DISTRICT

SITE AREA: 41.01 ACRES  
PROPOSED UNITS: 65 TOWN-HOMES  
(31 RENOVATED 34 PROPOSED (1.11) UNITS/ACRE)  
OPEN SPACE: 5.00 ACRES (10%)  
PROPOSED AMENITIES: COMMUNITY BUILDING, LAUNDRY  
FACILITIES, TOT LOT, INCREASED P.TS. ACTIVE AND  
PASSIVE OPEN SPACE AREAS  
IMPERVIOUS AREA: 2.60 ACRES (33%)

TOTAL PARKING SPACES REQUIRED = 130  
TOTAL PARKING SPACES PROVIDED = 161  
TOTAL ADA ACCESSIBLE SPACES REQUIRED = 13  
TOTAL ADA ACCESSIBLE SPACES PROVIDED = 16

PLACING SETBACKS

FRONT	25'
SIDE	15'
REAR	35'
MAX BUILDING HEIGHT:	42'
MIN LOT AREA:	6,000 SF
MIN LOT WIDTH	60'

UTILITIES	
WATER	TOAN OF BERLIN
SEWER	TOAN OF BERLIN
ELECTRIC	TOAN OF BERLIN

(ON SITE UTILITIES ARE PRIVATELY OWNED AND MAINTAINED)

 UFAS COMPLIANT UNITPRINTS ISSUED FOR  
CONCEPT REVIEW[illegible]

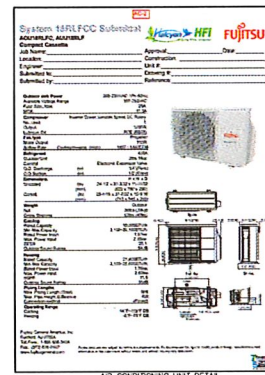
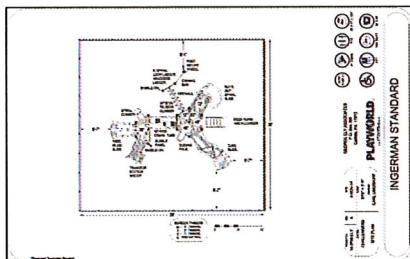
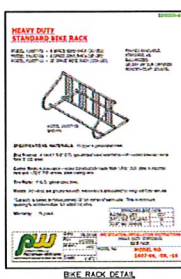
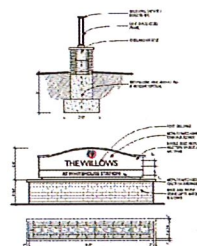
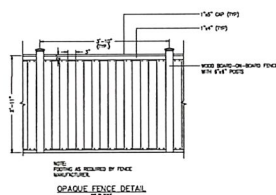
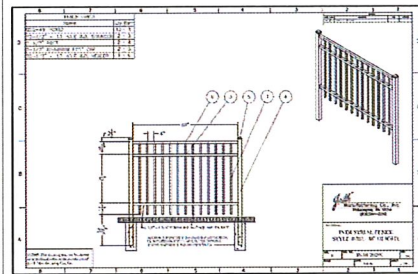
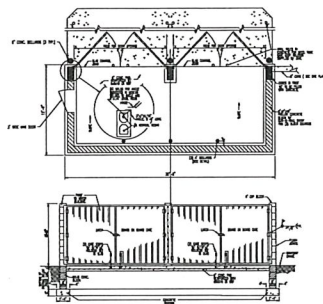
WILLOWS AT BERLIN  
BERLIN, MARYLAND

CONCEPT PLAN  
ILLUSTRATIVE

NAF	1° a 50'	SIST NO  1
DEPART	CH-070	
DEPART	R/L	
DEPART	-	
DEPART	100100	
DATE	NOV 2013	





[illegible]

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
Baltimore • San Francisco • Newport  
208 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, fax 410-544-5792  
[www.gmbnet.com](http://www.gmbnet.com)

WILLOWS AT BERLIN  
BERLIN, MARYLAND

DETAILS SHEET

SCALE : AS SHOWN	SHEET NO.  3
DESIGN BY : CH-CHS	
DRAWN BY : RLW	
CHECKED BY :	
CAD FILE : T3C155	
DATE : NOV 2018	