



BERLIN PLANNING COMMISSION

**Wednesday, February 10, 2021
5:30 PM**

[Via Zoom](#)

PLEASE READ FOR IMPORTANT NEW MEETING INFORMATION:

EFFECTIVE 02/01/2021: SPECIAL NOTICE: All Meetings of Boards and Commissions will be held virtually via Zoom. Meetings will also be streamed live on Facebook for viewing only.

Meeting packets will be posted by 5:00 p.m. on the Friday before the meeting.

- Advance questions will be accepted until 12:00 PM/NOON on the day of the meeting. Submit to:
 - Email: info@berlinmd.gov; please use Meeting Questions as your subject
 - Fax: 410-641-2316
 - Mail: Berlin Town Hall, Attn: Meeting Questions, 10 William St., Berlin, MD 21811. Mail should be posted no later close of business on the Friday before the meeting to help ensure delivery.
 - Drop boxes Town Hall – one is at the rear of the building on the parking lot, and the other is at the corner of Bay and Williams Street on the building.
- Questions and Comments during the meeting:
 - Via Zoom during the meeting at the invitation of the Chair.
 - Questions and comments will not be taken via Facebook.
- You may join the public sessions in one of three ways:
 - Via computer or mobile device with audio.
 - Via computer to watch and phone to hear. Interaction only available via computer/device.
 - Via phone only – limited ability to interact.

Public Link to join Zoom meeting: <https://zoom.us/j/93531020888>

To watch the Meeting on Facebook, please click on the blue Facebook icon at the top of any page on the Town website, www.berlinmd.gov, or type @berlinmd in the Facebook search bar.

Your patience and understanding as we work to meet the restrictions on gatherings while still conducting Town business is truly appreciated.

To receive future meeting notifications directly to your email, please sign-up at the bottom of any page on [our website](#).



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov

**Town of Berlin
Planning Commission
February 10, 2021
5:30 PM
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Please read previous page for important meeting access information

AGENDA

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – November 18, 2020**
- 4. Election of Chairman & Vice Chairman**
- 5. Site Plan Approval – Auto Zone Store # 4480 - 10712 Ocean Gateway**
- 6. Comments from the Commissioners**
- 7. Comments from the Chairman**
- 8. Comments from the Public**
- 9. Comments from Staff**
- 10. Adjournment**

Town of Berlin
Planning Commission Meeting
November 18, 2020

Chairman Chris Denny called the Planning Commission Meeting for November 18, 2020 to order at 5:37PM. Members present were Chris Denny, Pete Cosby, Matt Stoehr and Austin Purnell. Absent members were Phyllis Purnell, D J. Lockwood, Newt Chandler and Ron Cascio. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny then called for a motion to adopt the agenda. Mr. Pete Cosby made the motion to adopt the November 18th, 2020 agenda. Mr. Matt Stoehr seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the October 14th, 2020 minutes. Mr. Pete Cosby made the motion to approve the minutes for the October 14th, 2020 meeting. Mr. Austin Purnell seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny stated they have a Presentation by the State Highway Administration of the Regional Transportation Plan. Planning Director Dave Engelhart stated this would be an open dialogue. Hoping the commission could discuss some of the items he had listed, and they would be able to let them know what they were planning. Town Administrator Jeff Fleetwood told the commission that State Highway wants to do a widening at the intersection of MD 376 and US. 113. He also stated this was not where he wanted this discussion to take place. He would also want a public meeting with the Mayor & Council. The Mayor & Council are the ones that would be charged with getting the property from the state. He stated this is not a Mayor & Council meeting but a Planning Commission meeting. He stated you can touch on the subject, but he still needs State Highway to come back to do a small presentation on that intersection. Mr. Brett Deane said they could do that. Planning Director Dave Engelhart asked them to introduce themselves. Mr. Brett Deane Assistant Engineer for Construction, Mr. Dallas Baker Assistant Engineer for Project Development, Ms. Janice Hopkins Engineer for Transportation and Mr. Dan Wilson for Access Traffic. Mr. Deane stated they wanted to know what was important to the Planning Commission. What was their three, five, ten-year plan for Berlin. They would like to know so they can see if they could make that happen. He stated with what is going on in the world today with Covid-19 they don't have money right now. They would like to start looking into the future. Mr. Deane said they would touch on somethings that they currently have in the works. Projects that are coming up shortly and things that they have already looked at. Mr. Dallas Baker stated over on Flower Street they are widening the road for traffic coming from Assateague Road. Adding an additional lane part of that is moving the utilities, water, sewer and storm drains. He stated this went out to bid on November 17th, 2020 hoping to have bids back in the next 60 days. Hoping to get started on that work in the springtime. The first part is to buy the necessary right-away that they need second part is relocating the utility poles out of the way and put them someplace else can't be on private property. That is funded supposed to be by January then we can start relocating the utility poles. He stated that could potentially be in the springtime as well.

He stated some of the property is from Dollar General, the Town and another property. The geometric improvement they don't have the funding for could be a year. They will be asking for

it in year 2022 budget and its very tight. He stated Berlin was a top priority for them to get the town the improvements. Mr. Pete Cosby asked if sidewalks were included in that on the south side. Ms. Jane Potvin didn't think so because of the stormwater management on the south side. Mr. Dallas Baker stated that is where the triple pipes come through. Mr. Cosby stated he was disappointed that there were no sidewalks over by the hospital where they did that road widening. Mr. Brett Deane said that process went through multiple design changes. He stated it was a crunch on where they had to put utilities and stormwater. He said that side of the road is where their bio detention was located. There was just no room, they tried to shrink the roads as much as possible so in order to get the permits we needed, and help from the hospital, the cost was too much. Mr. Pete Cosby thanked them all for coming to the meeting. He stated as long as he had been on the Planning Commission, he has wanted to inter-face with them. Mr. Cosby asked if there was any way to get sidewalks on Bay Street. Mr. Deane said it is not in the timing if they are moving forward. He stated they can go back and look at why sidewalks were taken out on that south side and come back with something they can show to them as to the reasoning.

Mr. Cosby told them at those locations like the Hospital and Bay Street you can't ride a bicycle safely. He stated he rides a bike and you're taking your life in your hands riding on Bay Street till you get past the apartment houses because the road is so narrow. He asked whatever consideration you can give we desperately need it. Mr. Cosby told them those were two highly trafficked access points to get into town and they are bad. He told them he has always had a vision of tree lines and sidewalks going down Old Ocean City Blvd. He stated the projects they do they try to get trees and sidewalks all they can get. Chairman Chris Denny asked about Route 113 & 346 if they could do three lanes. Mr. Cosby stated the roads they have problems with are North Main Street, Old Ocean City Blvd and Bay Street. Ms. Potvin stated they have a spine network. She asked were they interested in on road facilities or off road. Mr. Cosby stated off she replied when you review plans make it specific that you want bike lanes. She stated when they do their analysis, they don't see a lot of bicyclists. The commission replied because it's not safe. She stated that would have to be clear that Berlin wants bike lanes on these roads. Mr. Deane stated that is the best time when you're working with the developers to try to make something happen. Mr. Cosby asked if it was the commission's initiative or State Highway's. Mr. Deane stated it could come from the commission or it could come from the comments from State Highway he said he could add that Berlin wants etc. Mr. Dallas Baker told Mr. Cosby if you put that you want sidewalks and State Highway puts you want sidewalks it carries more weight. Mr. Dan Wilson stated it starts with development. He stated its hard for State Highway to come in without having the numbers in the analysis they push for certain things.

Ms. Potvin said they require they build the sidewalks. Planning Director Dave Engelhart stated in the past you would have not approved anything if they didn't provide the sidewalks. Ms. Potvin stated it could be like what's in Ocean City. Mr. Deane stated it would have to be a shared use of 10 feet. Mr. Dallas Baker stated bikes are considered vehicles. He stated they must work with what the law allows. He stated communication with the town helps. Ms. Hopkins stated on Route 818 you have more undeveloped land now is the time to see what you want there. Mr. Wilson stated they are open to working with the town. He stated there was a lot they would like to correct like Kelly Foods with that wide access that they would not allow. Mr. Deane stated that the access was unsafe to be that wide.

Mr. Cosby stated the practical thing would be to ride on the sidewalks, but the town does not allow you to ride on the sidewalk. Mr. Austin Purnell asked how far down Bay Street would the road be widened. Mr. Dallas Baker replied just to Mallard Ridge. Mr. Deane stated they would be resurfacing 611 to Uncle Willies. Mr. Jamey Latchum, Director of Water Resources, stated they have manholes in the road. Mr. Deane stated their guys would take care of that for them. Mr. Latchum stated they would like to be there because sometimes they put them back wrong.

Mr. Dave Engelhart asked if they needed a letter from him to make sure it was caught to make it a policy. Mr. Baker stated having something in writing would help them. Mr. Engelhart stated the county does like a form letter. Mr. Baker stated the CPT letter is top priority, they have different pots with different locations that get completed. Mr. Baker told him to put in his letter what he wanted. Ms. Potvin stated she would like to know if they wanted bike lanes, sidewalks or shared lanes. Ms. Hopkins said 5-foot bike lanes or and 5- foot sidewalks. Mr. Wilson told Mr. Engelhart they could talk about that. Ms. Potvin stated on Route 818 & 50 the possibility of a traffic light was highly unlikely she thought. She thought the intersection was very difficult. Mr. Engelhart stated South Main and Germantown Road was brought up many times. Ms. Hopkins stated they must verify that is what's needed there. Mr. Deane stated it may not meet the traffic warranty lots of things go into what treatment is provided. Ms. Potvin stated two-way signals have been approved but the funding has not been approved. Mr. Engelhart stated he gets the feedback. Mr. Matt Stoehr asked about sidewalks to Main Street from Purnell Crossing. Mr. Wilson stated they are having them put in sidewalks across the property frontage. He stated when you have development is when they start looking to tie the sidewalks in. State Highway does not like sidewalks that are not ADA compliant. Mr. Stoehr asked about the apartment complex that was coming does the apartments have to come first then the people before you get the sidewalks.

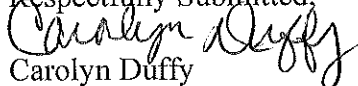
Chairman Chris Denny asked from the Bank of Ocean City would sidewalks be put in down to Route 818. He then asked if there was a crosswalk at the hospital. Town Administrator Jeff Fleetwood replied no crosswalk at AGH. Ms. Potvin stated they have serval projects that must be programmed in. Mr. Engelhart asked about small projects that they have planned. Ms. Potvin replied it's on Hanover to get it done. Mr. Deane stated the office of Highway Development asked if they needed a wish list they reached out and got it. He told Mr. Engelhart he would go back and pull the list for him. Mr. Baker discussed a masterplan. Mr. Cosby stated they need to have it in the comprehensive plan for the major corridors & bikeways. Mr. Deane stated they met with Worcester County last week they can't give individual access to the roadway. He stated it becomes more difficult when vehicles have access to pull in and out onto the roadway. Mr. Cosby stated so they as the commission must keep pushing for sidewalks. Mr. Baker stated they would inquire about grants to do studies. He said the plan does not need to fall on you but having a plan and the money makes sure you can build it. Mr. Cosby asked about the manholes on Assateague Road. Mr. Deane stated they were going to be repaving down to Route 611. That would be resurfaced this fall coming from Route 611 to Uncle Willies. Jamey Latchum stated they would inspect when it's being done. Mr. Deane stated they would coordinate with Jamey when they are ready to proceed. Mr. Engelhart asked if they wanted a letter from him or the Town Administrator about what they wanted. He stated the commission always ask for sidewalks so the questions is do you want a letter to make it policy stating every project that comes across your desk we want sidewalks and bike lanes. Mr. Dallas replied things could

change two years from now but having a letter would help like what the county does. Mr. Dallas stated it would benefit the town if they had a plan or when they had a developer share the information with them to have a unified front. Ms. Potvin stated and share with them what side of the road the town wanted sidewalks or bike lanes on. She stated what she was hearing was a 5-foot sidewalk and bike lane. Mr. Deane stated he and Dave could communicate at any time. Mr. Engelhart told them he gets questions about Germantown Road and Route 113, when is a light going there. He said they don't understand what goes into verifying if that is needed and the length of time it takes. Ms. Potvin stated that Germantown Road and Route 113 has been approved for a signal to be put there but does not have the funding yet. Discussion continued

Mr. Dallas told Mr. Chris Denny he could have a round-about. Mr. Austin Purnell asked if they liked the round- about. He replied with the round-about you get fender benders not bad accidents. Mr. Dan Wilson asked about the Derrickson property. Mr. Engelhart stated he was not going through with his project and property was for sale. Town Administrator Jeff Fleetwood stated he appreciated everything Mr. Mike Marvel does for the town of Berlin. Mr. Engelhart thanked State Highway for coming to the meeting.

Chairman Chris Denny asked if they could set up a public meeting. Mr. Engelhart told him that the town was going back on a split schedule and for now pausing public meetings. He stated the next time they meet may be on a zoom call. Office will be closed to the public one person in the office at a time. The utility and water wastewater departments are doing the same. Chairman Denny asked when meetings could take place can a public meeting be scheduled. Mr. Engelhart asked if they were done talking about the resilience element. The comprehensive plan you can amend at any time with an amendment to the plan. Mr. Matt Stoehr asked if they adopted this would it open them up to more easier things or more grants. Mr. Engelhart replied no he thought having it could never hurt it's something you could point to it was never a requirement to have it. Mr. Stoehr asked if other towns had it would it be better if we had it. Mr. Engelhart replied yes would make the town more competitive whether it's with climate change or what. Mr. **Stoehr** stated that would change his mind because it would become a potential gain for the town. Chairman Chris Denny stated that Mr. Steve Farr had written a letter and he wanted to acknowledge his letter. Mr. Engelhart stated he thinks the Resilience Element would help. Mr. Engelhart stated that Coastal Bays along with Mr. Farr assisted the town in getting that grant. He stated Mr. Farr was a good ally for the town and resident. He stated he appreciated him sending the letter and wanted the commission to have it. Mr. Pete Cosby made the motion to adjourn. Mr. Austin Purnell seconded the motion, meeting adjourned at 7:10PM.

Respectfully Submitted,


Carolyn Duffy



Mayor & Council of Berlin

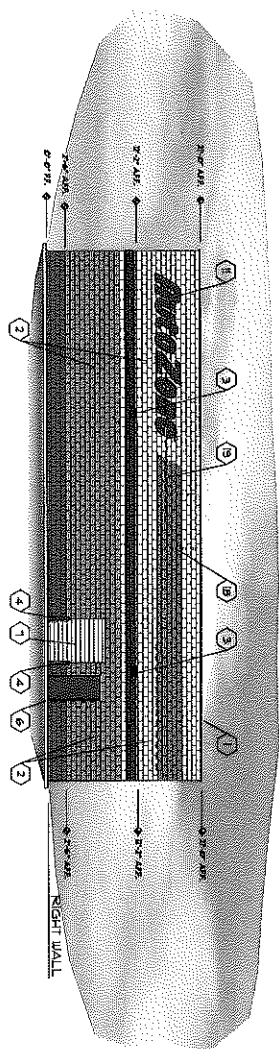
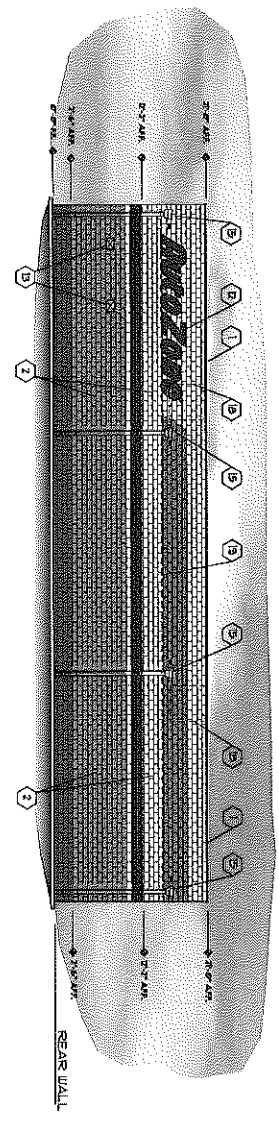
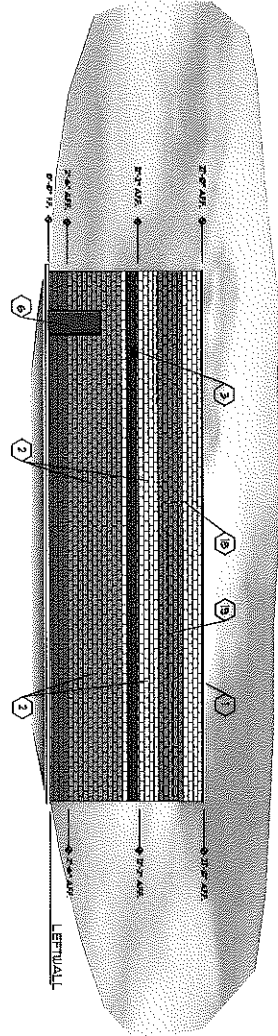
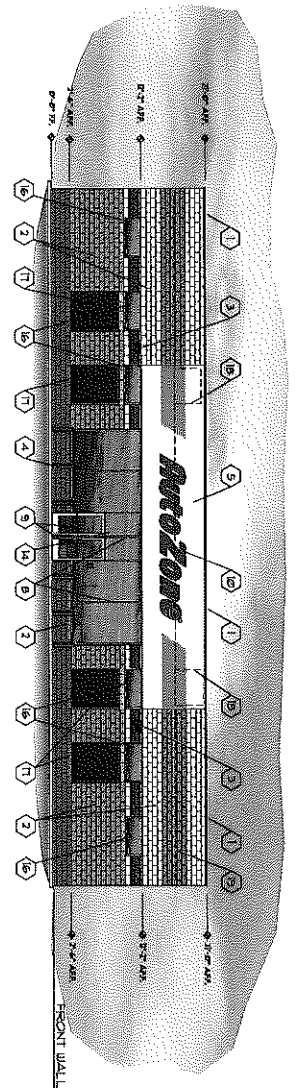
10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 01/24/2020 HEARING DATE: 2/10/2021 CASE NUMBER: 2/10/21-01
APPLICATION FOR: ☒ SUBDIVISION ☒ SITE PLAN REVIEW
PROJECT NAME: AutoZone Development, LLC.
LOCATION OF PROPERTY: 10712 Ocean Gateway
SIZE OF PROPERTY: 0.611-Acres ZONING: B-2 TOTAL LOTS: 1
PROPERTY OWNER/AGENT MDM, LLC. Agent for AZ PHONE # (724) 934-2810
ADDRESS 8851 Kind Drive, Pittsburgh. Pa. 15237 EMAIL jberneburg@mdmllc.com
SIGNATURE OF APPLICANT Kennedy c/o: AutoZone 1/24/20

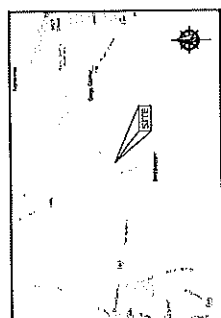
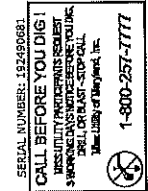
- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.



- 1 TWO PIECE COMPRESSION TRIM
- 2 SMOOTH FACE CONCRETE TYPICALLY UNITS
- 3 WALL POINTED LIGHT TYPICALLY COLOR BRONZE
- 4 PIPE GUARD WITH RED SLABE
- 5 TRAIL EXTERIOR INSULATED FINISH-PAINT WHITE
- 6 PAINT HAND ORK RED 4 RETAL PLATES BLACK
- 7 DO NOT PAINT OVERHEAD DOORS PAINT ANGLES BLACK
- 8 ALUMINUM STOREFRONT RED KNIFE FINISH
- 9 GLASS AND ALUMINUM DOORS-CLERK ANOZIED FINISH
- 10 FRONT WALL SIGN-47 CHANNEL LITS-NSTP
- 11 RIGHT WALL SIGN-47 CHANNEL LITS-NSTP
- 12 REAR WALL SIGN-47 CHANNEL LITS-NSTP
- 13 TOLLET WALL VENTS-PAINT TO MATCH WALL BEHIND
- 14 STORE ADDRESS-47 WHITE REFLECTIVE NUMBERS
- 15 PAINT SCRAPERS AND DOWNPOUTS TO MATCH WALL BEHIND
- 16 CLERESTORY WINDOWS-EMERALD GREEN GLASS
- 17 PAIR WINDOWS-OPPOSITE BLACK PLASS
- 18 FULLY SCREENED HVAC ROOF TOP UNITS
- 19 BOND BEAM AT ROOF LINE

AutoZone

Color Elevation
AutoZone Store #4480
Town of Berlin, Maryland

[illegible][illegible]

[illegible]

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

POSTED SPEED LIMIT IS 35 M.P.H.

PHYSICIAN'S ORDER FOR X-RAY EXAMINATION

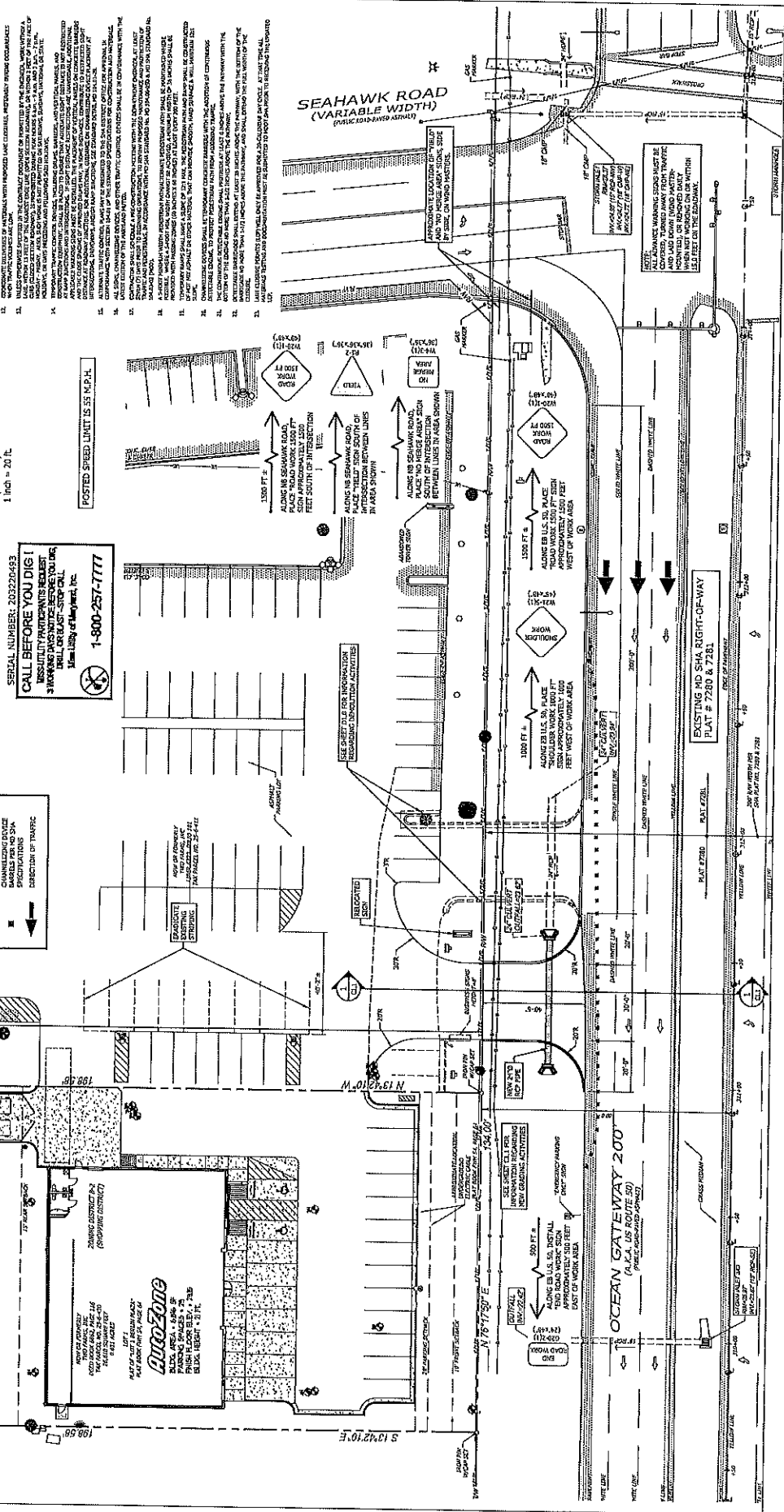
PHYSICIAN'S ORDER FOR LABORATORY TESTS

PATIENT INFORMATION

	Electric Meter
	Utility Pole
	Guy Wire
	Electric Pedestal
	Traffic Pedestal
	Single Light Pole
	Double Light Pole
	Asphalt
	Concrete
	Landscaping

Gas Line
Overhead Electric, Telephone & Cable TV Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Storm Sewer
Easements
Seaboard Line
Chain Link Fence
Center Line
Traffic Flow Arrow
Turn Arrows
Handicapped Parking

S 76° 17' 50" W



AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
Tel: (901) 495-0709 Fax: (901) 495-0969
F.M. Dodge Plans Room Tel: (615) 884-1017



VERTICAL DATUM: NAVD83
VERTICAL CURVE: NONE

AutoZone STORE DEVELOPMENT

PREPARED FOR:
10012 OCEAN GATEWAY
TOWN OF BERNAL, COUNTY OF WORCESTER
STATE OF CALIFORNIA

SCALE: 1"=20'-0"

REVISIONS

1. ARCHITECT: LE
2. DRAFTSMAN: DWT
3. CHECKED BY: CAD
4. DATE: 1-25-2011

PROJECT NO.: 10012

PROJ. DATE: 1-25-2011

PROJ. LOCATION: 10012

PROJ. DESCRIPTION: 10012

PROJ. STATUS: 10012

PROJ. OWNER: 10012

PROJ. CONTACT: 10012

PROJ. PHONE: 10012

PROJ. FAX: 10012

PROJ. EMAIL: 10012

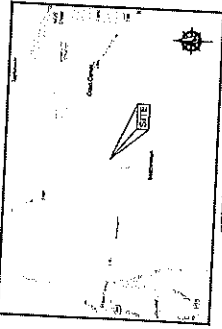
DR1.0

- KEYNOTES**
- 1. NEW HEAVY DUTY FULL-DEPTH ASPHALT PAVEMENT, PER MD SHA REQUIREMENTS. SEE DETAIL THIS SHEET.
 - 2. NEW CONCRETE CURB TO MATCH EXISTING, PER MD SHA REQUIREMENTS.
 - 3. SLOPE CURB FLUSH TO PAVEMENT AT 4:1 SLOPE.
 - 4. LIMIT OF NEW FULL-DEPTH ASPHALT PAVEMENT.
 - 5. TRANSITION NEW CURB TO MATCH EXISTING.

SERIAL NUMBER: 208228-493
CALL BEFORE YOU DIG!
UTILITY PROTECTORS REQUIRED
3" MINIMUM COVER
CALL 811 OR 1-800-257-7777
Miss Utility of Maryland, Inc.



- LEGEND OF SYMBOLS**
- | | |
|---|--|
| Overhead Electric, Telephone & Cable TV Lines | Sanitary Mainline |
| Underground Electric Line | Storm Inlet |
| Underground Cable Line | Spot |
| Underground Telephone Line | Build |
| Underground Gas Line | Wind Stop |
| Storm Sewer | Tree |
| Gasmain | Shrub |
| Sanitary Line | Single Light Pole |
| Chain Link Fence | Double Light Pole |
| Center Line | Asphalt |
| Trailer Flow Arrow | Concrete |
| Turn Arrow | Landscaping |
| Handicapped Parking | Temporary Soil per MD SHA Requirements |
| | Water Well |



SITE LOCATION MAP
SCALE: 1" = 1,000'

