

PLANNING COMMISSION WEDNESDAY, February 9th, 2022 5:30 PM

Berlin Town Hall Council Chambers 10 William Street Berlin, MD 21811

Per Mayor Zack Tyndall: EFFECTIVE February 1st 2022, Boards and Commissions will meet in-person with limited public attendance and the Meeting will be streamed live to Facebook. The following RESTRICTIONS will apply:

During the ongoing Covid-19 pandemic meeting formats and accessibility is subject to change with little or no advance notice; the Town of Berlin will make every effort to make scheduling or format changes with as much notice as possible.

The Town of Berlin will implement these guidelines as follows:

- 1. Face coverings and social distancing will be required.
- 2. In addition to Town officials and staff, up to 16 seats will be available to presenters and members of the public, with two additional seats reserved for the press.
- 3. Doors will be opened 15 minutes before the designated start time of the meeting and seating will be first-come, first-served.
- 4. At the start of the meeting, or when capacity has been reached, the doors will be locked to entry from the outside.

LIVE STREAMING to Facebook will continue with the same conditions as have been in place during the pandemic:

- 5. Meeting packets will be posted by 5:00 p.m. on the Friday before Board or Commission Meetings.
- 6. Written questions will be accepted UNTIL 12:00 PM/NOON on the day of the meeting. Submit to:
- 7. Email: info@berlinmd.gov, please use Meeting Comments as your subject.
- 8. Fax to: 410-641-2316.
- 9. Mail to: Berlin Town Hall, Attn: Meeting Comments, 10 Williams St., Berlin, MD 21811. It is recommended that mail be posted no later than close of business on the Friday before the meeting to help ensure delivery. The Town of Berlin is not responsible for delays or delivery failures on the part of the USPS or other deliver service.
- 10. Drop off in one of the two drop boxes at Town Hall one is at the rear of the building behind the stair tower, and the other is at the corner of Bay and Williams Street on the building.

To access the Meeting via live stream 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.

No response will be given to questions and comments submitted via Facebook during a regular meeting.

PUBLIC HEARINGS: If a public hearing is scheduled, questions will also be taken via Facebook during the Public Hearing portion of that meeting. A staff member will monitor the questions for duplicates, language, and appropriateness to the Public Hearing topic. Depending on the volume of questions, we may not be able to address everyone. Responses will be given out loud via the live stream; they WILL NOT be given via the comments on Facebook.



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 09, 2022 5:30 PM Berlin Town Hall – Council Chambers

- 1. Call to Order
- 2. Agenda Adoption
- 3. Approval of Minutes January 12, 2022
- 4. Election of Chairman & Vice Chairman
- 5. Site Plan Review- Storage in the B-2 Zoning District Evans Road
- 6. Concept Plan Review Berlin Activity Depot
- 7. Concept Plan Review Evans Road
- 8. Comments from the Commissioners
- 9. Comments from the Chairman
- 10. Comments from the Public
- 11. Comments from Staff
- 12. Adjournment

Town of Berlin Planning Commission January 12th, 2022

Chairman Chris Denny called the Planning Commission Meeting for January 12th, 2022, to order at 5:32 PM. The meeting was being held by zoom officiated by the Deputy Town Administrator Ms. Mary Bohlen. Commission Members present on zoom were Chris Denny, Newt Chandler, Austin Purnell, Matt Stoehr, Pete Cosby, and Ron Cascio. Staff present on zoom were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the January 12th, 2022, agenda. Mr. Austin Purnell made the motion to approve the agenda. Mr. Pete Cosby seconded the motion, and it was unanimously accepted by the commission. Chairman Denny called for a motion to approve the minutes from the December 8th, 2021, meeting. Mr. Newt Chandler made the motion to approve minutes from the December meeting. Mr. Matt Stoehr seconded the motion, and it was unanimously accepted by the commission.

Chairman Denny called the first case on the agenda for a text amendment amending sections 108-5 and 108-163 of the Town of Berlin. Chairman Denny asked the Planning Director Dave Engelhart to give the commission an introduction of the case. Mr. Engelhart stated this was a continuation from the December 8th meeting. He stated the applicant, and his representative could not be present. He stated this was a public meeting for a recommendation from the Planning Commission to the Mayor & Council to change the zoning chapters 108-5 & 108-163 to allow the construction of crematoriums in the Light Industrial Districts as a conditional use. Each time this would be requested it would need to go before the Board of Zoning Appeals to be granted a conditional use. At that point they would review the impact on adjoining properties, neighbors, and the town in general for the impacts negative or positive. The applicant is Mr. Kirk Burbage from the Burbage Funeral Home in town. Mr. Burbage could not be here tonight, so Mr. Joel Todd Attorney is representing for him tonight.

Mr. Todd stated Mr. Burbage was recovering from covid-19 and unable to be here. Mr. Joel Todd Attorney @ Law LLC on behalf of Mr. Burbage. Mr. Todd stated they were requesting the code be amended section 108-5 for a crematorium section 108-163 conditional use and special exceptions and then the subsections would move down. He read the sections as they would fit in the code. Mr. Todd stated he thought it was an oversight that it was not included in the code when zoning was drafted originally. Mr. Burbage owns the oldest family-owned funeral home in Maryland. He stated his business has changed over the years. More than 70% of his business has gone to cremation versus when he started. Mr. Burbage wants to be able to keep the cremation here in Berlin. He was born and raised in Berlin. He has a piece of property shown on the screen as Exhibit 1 showing the location of the property. Exhibit 2 shown from left side Route 818 Exhibit 3 shown from the right side on Route 818 its very rural there. The area alternates from corn to soybeans from year to year. Closest property to this location would be SonRise Church.

Mr. Todd thought it was a good location. They also showed pictures of the chambers for cremation. He didn't think this would be a problem for the community. He stated they were

requesting the text amendment be permitted. He stated they would have to file for a conditional use starting with the language change so it can be an authorized use. Chairman Denny asked if the way it was written if that would be the way it would be proposed to Mayor & Council. Mr. Engelhart replied yes, the Mayor & Council would hear your recommendation at a future Mayor & Council meeting to vote on whether to change the text amendment. Mr. Pete Cosby stated he had a potential conflict; he had done business with Mr. Burbage from time to time. If anyone wanted him to recuse himself, he would. He stated he would recommend in the definition section under crematorium to add a building or facility containing furnaces for cremation. Mr. Todd had no objections to that. Mr. Todd stated there had to be at least two furnaces in the facility.

Public comments were taken at this time and answered.

Chairman Chris Denny called for a recommendation. Mr. Newt Chandler made the motion to recommend to Mayor & Council and to add the language that was discussed and add use of building or facility suggested by Mr. Pete Cosby and remove the parentheses. Mr. Austin Purnell seconded the motion, and it was unanimously accepted by the commission.

Chairman Chris Denny called the next item on the agenda for Rezoning of Tax Map 0025 Parcel 0004 from B-2 Shopping to R-4 Residential District. Mr. Newt Chandler disclosed that Mr. Chris Carbaugh was working on a piece of land owned by him on Evans Road and if anyone objected to him sitting. No one objected to him speaking during the meeting. Chairman Denny asked Mr. Engelhart to summarize. Mr. Engelhart stated this also was a continuation from November 10, 2021, meeting it was withdrawn at the time by the applicant. There was a concept plan given at the October 13th, 2021, meeting outlining the proposed development if this were granted. Mr. Engelhart stated this is a rezoning recommendation to the Mayor & Council to be zoned R-4 Residential. The property now is zoned B-2 shopping and has been this for at least two years now. He stated the new zoning would allow for 176 new townhouses. Prior to this the property was zone M-1 Light Industrial upon being annexed into town in the year 2000 and two years ago it was zoned B-2. Chairman Denny opened the meeting to the public.

Mr. Mark Spencer Cropper 6200 Coastal Highway Suite 200 Ocean City Maryland. Mr. Cropper stated he was the Attorney for the Atlantic Group & Associates. With him was Mr. Chris Carbaugh the Principal of Atlantic Group. Mr. Cropper stated Mr. Engelhart had described the 25-acre parcel which is zoned B-2 shopping district they were requesting R-4 residential. Mr. Carbaugh Principal of Atlantic Group 10044 Old Ocean City Blvd, Berlin Maryland. Mr. Cropper asked him what does he do? Mr. Carbaugh replied he was a Land Planner for Atlantic Group & Associates. He stated he was qualified in the state of Maryland. Mr. Cropper stated Mr. Carbaugh was going to be considered an expert witness. Mr. Carbaugh had prepared a rendering that reflected 176 town homes also a club house, community pool and park. Mr. Cropper stated the lower area of land around there would remain B-2. Mr. Cropper stated if this property was rezoned you would have to travel through the commercial to get to the residential area. Mr. Carbaugh replied yes that is correct. Mr. Cropper asked him if the zoning of the property had been a mistake. Mr. Carbaugh replied yes. Mr. Cropper asked Mr. Carbaugh to read the commercial land supply. Mr. Cropper stated the land use for that area should have not been permitted. The map that was shown was the comprehensive zoning map showed all the

land to be B-2 In the County the zoning is C-2 to the lower corner of Route 50 that was shown in red on the map. They showed a vast amount of commercial zoning all the way to West Ocean City. They showed rezoning that had happened over the years since 2009 in the County. Mr. Cropper stated due to all the rezonings this property should have not been rezoned for B-2. Mr. Carbaugh replied yes that is correct. Mr. Carbaugh explained the financial analysis he had put together. Mr. Carbaugh read a letter into the record from the Maryland Department of Natural Resources. Mr. Cropper asked if he had prepared the aviation display. Mr. Carbaugh replied he had. Mr. Cropper read the letter into the record addressed to Mr. Dave Engelhart. Mr. Cropper asked Mr. Carbaugh if he was familiar with the Bunting Airport. He replied he was. Mr. Cropper asked if he was familiar with what they did. Mr. Carbaugh replied yes banner planes and crop dusting. Mr. Cropper asked if he knew what the property was zoned when Mr. Bunting received his approval for his use of the property. Mr. Carbaugh replied it was zoned R-3. Mr. Cropper stated that Mr. Bunting would have known or should have known that this property would have been developed as residential near the airport. Mr. Carbaugh had presented overlays of the Ocean City Airport and residential areas in close proximity to the airport. Mr. Cropper named off some of the neighborhoods nearby. Mr. Cropper stated that the radius of Bunting Airport consumes the town of Berlin. He stated Mr. Bunting got a letter from the aviation dictating on how the town should grow.

Mr. Cropper asked Mr. Carbaugh about a conversation he had with Mr. Zinke as a result to the conversation he stated he only wrote the letter because Mr. Bunting asked him too. If he had not asked, he would not have gotten the letter. Mr. Cropper stated to your knowledge the aviation does not dictate over Berlin or any other municipality. Mr. Cropper stated to have the property zoned industrial was acceptable but not for the R-4 zoning. Mr. Cropper stated if the board is not in favor of making a recommendation for R-4 to Mayor & Council they would ask for an R-3 zoning. Chairman Chris Denny asked Mr. Engelhart if he had received any more comments. Mr. Engelhart stated he had put what he had received in the packets for the members. He stated he had received a few more and he read them into the record.

Mr. Dirk Widdowson Attorney was representing Mr. & Mrs. Bunting of Carey Road. They believed that three businesses would be affected by the location of the townhomes. He asked how the parcels would affect the townhouse. The remaining parcels would remain B-2 and what was shown in green would be for townhouses. Mr. Widdowson explained that the property surrounding the townhouses were owned by the same original owners that had made the previous zoning changes. Discussion continued. Mr. Widdowson called Mr. Robert Bunting as a witness. Mr. Robert Bunting 9819 Carey Road and his business he stated was 9758 Carey Road. Mr. Bunting stated in 1980 they started crop dusting. Mr. Widdowson stated when he received his special use that was in 1980. Mr. Bunting stated in those times they didn't worry about things like this noise complaints, people don't understand the kind of operation they run. Mr. Widdowson asked him how this would affect the people that would live there. Mr. Bunting stated they would be complaining they would have law suits they would be sued, and the town is going to hear it. He said it was a no-win situation. Mr. Widdowson read a letter saying the residents should have disclaimers. Mr. Widdowson read about spot zoning and piece meal zoning. He thought this was spot zoning because there were no new jobs in the area for this application. Discussion continued

Mr. Cropper asked Mr. Bunting if he thought the Ocean City Airport was busier than his airport. Mr. Bunting stated the OC Airport had a different type of operation then he has. Mr. Cropper stated the different types of planes that use the OC Airport. He asked Mr. Bunting did he think the airport took precedence over the town of Berlin. He asked do you believe you should dictate over the property over there. Mr. Bunting replied it should stay industrial. Mr. Cropper asked how many flights are there out of the airport a day. Mr. Bunting replied it varies depending on what the County needs and Ocean City needs. Mr. Cropper asked Mr. Bunting if he would agree that the neighborhoods around the OC airport have not been affected. Mr. Bunting didn't agree with that and stated Mr. Cropper could ask the airport about the complaints they received. Mr. Widdowson in closing statement said there has not been a change in the neighborhood. Mr. Cropper made his closing comments that the Planning Commission had not been made aware of how much commercial land was around in 2020 and was not needed. Had you been made aware you would have found that there was no need for the 25 acres of commercial land at that time or now. He stated clearly there is a need for more residential. He said he was basing that on a mistake in fact and judgement. Had the facts been present the Planning Commission would not have given a favorable recommendation and Mayor & Council would not have followed suit. He felt they had met their burden. He felt that Mr. Widdowson was wrong, and that the Ocean City Airport had much more activity going on than Mr. Buntings airport ever would. Some of the most desired lots are in close range of the airport and valuable lots. He stated his client would except R-3 zoning if the commission didn't want the R-4.

Mr. Pete Cosby disclosed that he had represented Mr. Carbaugh and Mr. Houck on the corner property. Mr. Cropper and Mr. Widdowson stated they had no issues with Mr. Cosby remaining seated.

Comments were taken from the public. Once there were no more comments the chairman closed the public comment section of the meeting. Mr. Ron Cascio asked Mr. Carbaugh if they still had wetlands on this project. Mr. Carbaugh replied yes. Mr. Cascio asked was it submitted in the file. Mr. Carbaugh replied no just the rezoning. Discussion about the environmental maps and wetlands map. Mr. Cascio stated the guidance maps are shown as wetlands. Mr. Carbaugh stated the site could be developed. Mr. Cascio stated from all the people he has heard from there was clearly no benefit to the town and he was totally against this project He stated this is not a mistake and why should we burden ourselves with this. Mr. Cosby stated they rezoned the parcel thinking it was going to be some type of industrial campus and have all this commercial land. Does not want to see commercial all the way to Ocean City. He stated he would love to see it stay agriculture. Would not like to see 176 townhouses a lesser amount maybe. They want to put residential out there he stated he would like to see sidewalks all the way into town. He thought for it to be residential it was way out. People that buy near an airport would have to sign a disclosure that they would be in a flight path. Mr. Cosby stated they must get serious about buying development rights. He again said he didn't want to see commercial out there but residential and lower the density.

Mr. Austin Purnell stated he wanted them to recognize there is a housing shortage. He thought single family homes would be more appealing than the townhouses. He thought also it was tough being on the other side of the Route 50. Mr. Matt Stoehr stated he would like to see what the numbers were for the fire department and the police department, wastewater to see what the

numbers would be. Didn't think they were getting the full picture for this. He stated not a fan with putting that amount of density not the right look for the town. He stated he would like to see single family homes or a mixture with lower density. He stated for now he was not for the project. Mr. Cosby stated they are being asked to rezone but do they want to rezone residential or leave it commercial. Mr. Newt Chandler thought the density was too high and he could not vote for it. He stated you can't tailor to the developer's whim. Discussion continued referencing what they wanted to see. Mr. Cosby said he didn't want to see a commercial sprawl. Chairman Denny said keep it commercial. Mr. Bunting was there first been there for years. Chairman Denny called for a motion. Mr. Ron Cascio made motion to deny change of zoning to R-4. Mr. Newt Chandler seconded the motion. 5/1 vote Matt Stoehr, Austin Purnell, Newt Chandler, Ron Cascio and Chris Denny voted to deny. Pete Cosby in favor of R-3 residential. Chairman Chris Denny denied a favorable recommendation to Mayor & Council for the rezoning change to R-4.

Mr. Chandler asked Mr. Engelhart if there was any information on Franklin Ave. Mr. Engelhart replied no still don't have a court date. Chairman Chris Denny asked if Mr. Engelhart had anything else for them. Mr. Engelhart stated that Decks & Docks that came before the commission about the leasing of property on Franklin Ave are thinking about buying the parcel that has the metal warehouse on it. This would be where they locate the lumber yard and us ethe other for office space. They may come back for site plan approval.

Mr. Cascio asked about the Dunkin Donuts driveway. Mr. Engelhart stated he would reach out to the owner of the complex Mr. Buas. Chairman Chris Denny called for a motion to adjourn. Mr. Matt Stoehr made the motion to adjourn. Mr. Newt Chandler seconded the motion. Meeting was adjourned at 7:58PM.

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: 12/19/2021 HEARING DATE: 2/9/2022 CASE NUMBER: 02/09/2022-01
APPLICATION FOR: SUBDIVISION SITE PLAN REVIEW
PROJECT NAME: Evans Road Warehouse Park
LOCATION OF PROPERTY: North side of Evans Road, 400 feet west of West Street
SIZE OF PROPERTY: 5.0 Acres ZONING: B-2 Shopping TOTAL LOTS: 1
PROPERTY OWNER/AGENT Evans Parc, LLC PHONE #
ADDRESS 9614 Rum Point Road, Berlin, MD 21811 EMAIL marc@parking.expert
SIGNATURE OF APPLICANT MARC SLAVIN EVANS PARC LLC MANAGING PARTNER
EVANS PARC LLC MANAGING PARTIVET

- 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.

General Notes Horizontal Datum: Maryland State Plane NAVD88 **EVANS ROAD SELF STORAGE** Contour Interval is 1 foot. 3) Contractor shall be responsible for obtaining all required permits for the work indicated 4) The contractor shall satisfy himself as to all site conditions prior to 5) Contact Miss Utility (1-800-522-7001) for existing utility locations 48 Contact Miss unitry (1-bbs-sec-rout) for ensuring many boarded to hours prior to commencing work Contractor shall be responsible for the coordination of construction efforts with ubitly companies/providers, and others as may be 9413 EVANS ROAD, TOWN OF BERLIN WORCESTER COUNTY, MARYLAND required. All utility and survey data shown on the drawings have been provided by the Attanto Group & Associates, Inc... Information has been clothed from the best anables occurs at the time of the survey, but a not represented as being complete and accurate. It is the another or the survey of t SITE DEVELOPMENT PLAN The contractor shall re-establish all property pins, monuments, water meters, drainage culverts, fences, utility poles, driveways, curbs, gutters, etc. disturbed during construction at no additional cost to the 9) At disturbed areas, shall be repaired to a condition equal to or better than those existing prior to construction, or as shown on the drawing 10) The conflictor shall use only new materials, pasts and products. All makena's shall be shored so as to assure the preservation of their quality and fitness for the work. quality and times for the work. 1) Should instable material be encountered during construction of the stilles, road-ways, parking lots, and building pads, it shall be the contractor's responsibility to remove the unsustable material and replace it with surtable material. The contractor shall be responsible for importing select material if one less dualbel material is not available. Cost for the actual imported material shall be the owners developers.

responsibly.

12. Any subsequent revisions, additions, and/or deletions shall require specify writen approval of the owner.

13. Any discrepance with the plant and size conditions shall be brought to the immediate attending of the engineer.

13. Any discrepance with the plant and size conditions shall be brought to the immediate attending of the engineer.

13. The absence of the developer of the engineer all this observable, the conditions and the engineer.

14. The absence of the developer of the engineer all this observable, and writen and extending the engineer.

15. The contractor shall comply with all applicable laws, confarances, rules, regulators, and orders of any body having jurisdiction. The confractor shall ered and maintain, as required by the conditions and progress of shall ered and maintain, as required by the conditions and progress of shall ered and maintain, as required by the conditions and progress of the Any additional utilities to be relocated shall be rescueded at the owners/ developers expense, including utilities within public right-of-way.

UTILITIES

EX. ELECTRIC CONDUIT

EX. ELECTRIC MANHOLE

EX ELECTRIC TRANSFORMED

EX, UNDERGROUND ELECTRIC

EX. OVERHEAD ELECTRIC

EX. TELEPHONE MANHOLE

EX. TELEPHONE PEDESTAL

EX, UNDERGROUND TELE.

EX. GAS VALVE

EX. GAS METER

EX. SEWER MANHOLE

EX. SEWER CLEAN OUT

EX. SANITARY SEWER

EX, DOWNSPOUT

EX. STORM DRAIN PIPE

EX. WATER MANHOLE

EX. WATER VALVE

EX. WATER METER

EX, FIRE HYDRANT

EX, WELL

EX. WATER

EX. STORM DRAIN MANHOLE

EX. UNDERGROUND VERIZON

EX, UNDERGROUND GAS LINE

EX, ELECTRIC METER

EX. ELECTRIC BOX

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SITE FEATURES

EX SIGN

EX. FENCE

SPOT GRAVE

SPOT CONCRETE

SPOT ASPHALT

SPOT GRASS

SPOT BRICK

SPOT WOOD

SPOT PAVERS

SPOT METAL

SURVEY

CONCRETE MONUMENT FOUND

CONCRETE MONUMENT SET

IRON PIPE W/ CAP FOUND

IRON ROD W/ CAP FOUND

IRON PIPE FOUND

IRON ROD FOLIND

BOUNDARY LINE

EASEMENT LINE

R.O.W. LINE

ADJOINING LOT LINE

EX. FLAG POLE

EX. DECIDUOUS TREE

EX, CONIFEROUS TREE

EX, HANDICAP PARKING/RAMP

EX. FINISHED FLOOR FLEVATION

EX. UTILITY POLE

EX. LIGHT POLE (GLOBE STYLE)

EX. LIGHT POLE (COBRA STYLE)

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PROJECT LOCATION SCALE: 1" = 300'

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UTILITIES

PR. ELECTRIC CONDUIT

PR. ELECTRIC MANHOLE

PR. ELECTRIC TRANSFOR

PR. OVERHEAD ELECTRIC

PR. CABLE TV PEDESTAL

PR. TELEPHONE MANHOLE

PR. TELEPHONE PEDESTAL

PR, UNDERGROUND TELE.

PR. UNDERGROUND VERIZON

PR, UNDERGROUND GAS LINE

PR. STORM DRAIN MANHOLE

PR, STORM DRAIN INLET

PR. STORM DRAIN PIPE

PR. WATER MANHOLE

PR. OVERHEAD COMM

PR. GAS HAND HOLE

PR. SEWER MANHOLE

PR. SEWER CLEAN OUT

PR. SANITARY SEWER

PR. DOWNSPOUT

PR. WATER VALVE

PR, WATER METER

PR, FIRE HYDRANI

PR. WATER

PR. LIGHT POLE

PR. FLOODLIGHT

PR. GRINDER PUMP

PR. GAS VALVE

PR. GAS METER

PR. UNDERGROUND ELECTRIC

PR. ELECTRIC METER

PR. ELECTRIC BOX

LABELS

STONE SEDIMENT TRAP

STONE CHECK DAM

SKIMMER DEVICE

INLET PROTECTION

SILT FENCE

LANDSCAPING

PR, LARGE TREE

PR. LARGE TREE

PR. SWM LANDSCAPE LABEL

100-

POC

SUPER SUT EDUCE

LIMIT OF DISTURBANCE

POINT OF CONNECTION

TEMPORARY SEDIMENT BASIN

CULVERT INLET PROTECTION

LINED CHANNEL PROTECTION

STABLIZED CONST. ENTRANCE

RIPRAP OUTLET PROTECTION

KEYED CONSTRUCTION NOTE

HATCH

PROPOSED CONCRETE

OWNER'S STATEMENT	
IT IS UPDOON ACCOUNTS AND A SECOND SE	
IT IS HEREBY CERTIFIED THAT I AM THE OWNER (AND/OR DEVELOPER) OF THE IMPROVEMENTS DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT	
MY DIRECTION, AND LACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO	
HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
The state of the s	
SIGNATUREDATE	
EVANS PARCILIC	
6914 RUM POINTE ROAD BERUN, MARYLAND 21811	
BERLIN, MARYLAND 21811	
PHONE (202) 437-0176	
ENGINEER'S STATEMENT	
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF	
MARYLAND, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS	
GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE	
STATE OF MARYLAND,	
SIGNATURE DATE	
JASON A, LINDSEY, P.E. ATLANTIC GROUP & ASSOCIATES, INC.	
10044 OLD OCEAN CITY ROAD (302) 436-5124	
PHONE: (410) 629-1160	

OWNER:

Evans Parc, LLC

Berlin, MD 21811

Berlin, MD 21811

Ph: (410) 629-1160

Ph: (202) 437-0176

Marc@parking.expert

LANDSCAPE ARCHITECT:

Atlantic Group & Associates, Inc.

10044 Old Ocean City Boulevard

6914 Rum Point Road

SITE FEATURES

PR. WHEELSTOP

PR, FENCE

PR. TRAFFIC ARROW

PR SIGN

SHEET NO

C 001

INDEX OF SHEETS

CONSULTANTS

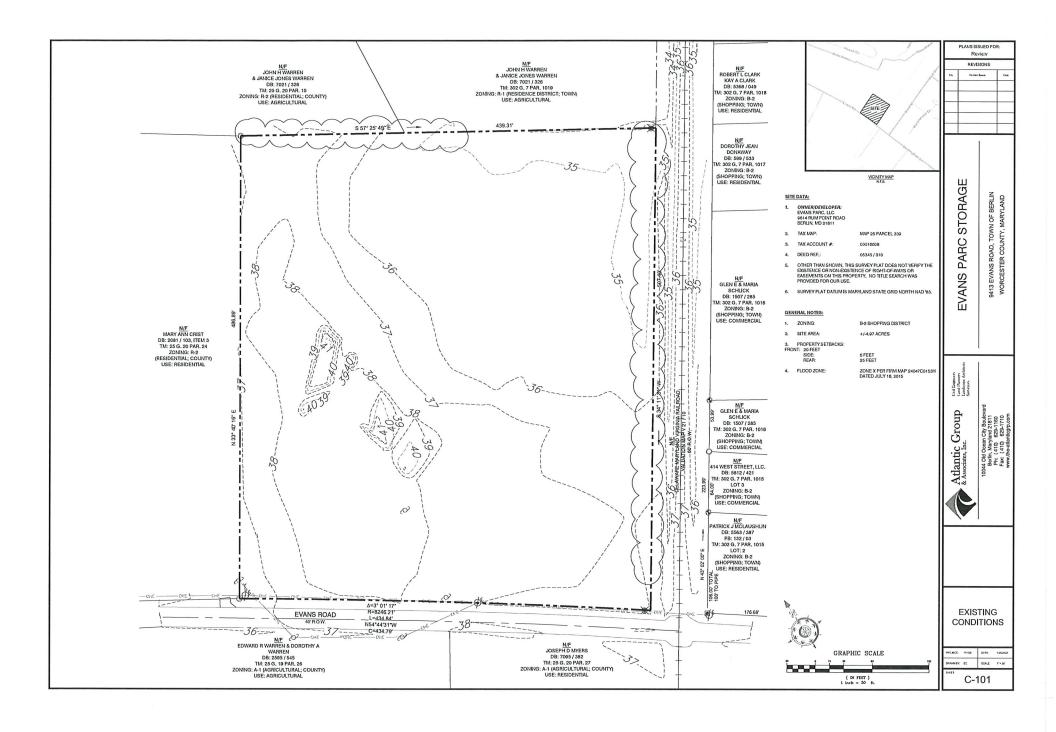
EXISTING CONDITIONS PLAN

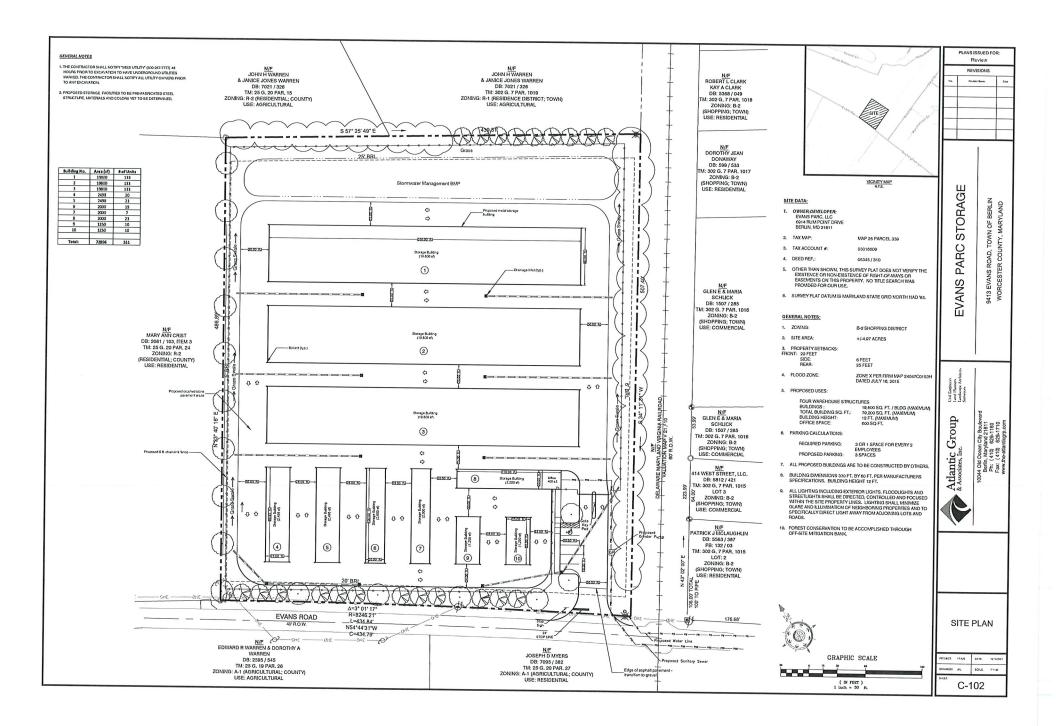
TABLE OF CONTENTS

STORAG BERLIN 9413 EVANS ROAD, TOWN OF BERLIN WORCESTER COUNTY, MARYLAND PARC **EVANS** Chil Engin Land Plans Landsope. Surveyor Atlantic Group Berlin, Ph: (Fax: (SURVEYOR, PLANNER, CIVIL ENGINEER, TITLE SHEET MARY JAL SCALE NOW C-001

PLANS ISSUED FOR

REVISIONS







ARCHITECTS ENGINEERS

206 WEST MAIN STREET SALISBURY, MD 21801 PH: 410.742.3115 PH: 800.789.4462 FAX: 410.548.5790

> SALISBURY BALTIMORE SEAFORD

www.gmbnet.com

. . . .

TRANSMITTAL

DATE: February 2, 2022

GMB NO:

210097.A0 Task 001

TO: Town of Berlin

RE:

Berlin Activities Depot

Planning & Zoning
10 Williams Street

10008 Old Ocean City Road

Berlin, MD 21811

ATTN:

Dave Engelhart

Berlin, MD 21811

Hand

Planning Director

Delivered to: 3 Bay Street

COPIES: DESCRIPTION: SUBMITTALS

9 Master Site Plan - Concept (24x36) with North Addition Architectural Plans. Sheet Nos. PSP 1.0, PSP 2.0, PSP 3.0, AS1.1, A1.1, A1.2, A2.1,

& A6.1

9 Shared Parking Requirement Analysis Spreadsheet - Maximum

Weekday Requirement (revised 01/28/2022)

REMARKS: For distribution to the Planning Commission for Concept Review at the

2/9/2022 meeting. A .pdf version of all submitted materials will be forwarded

to the Town Planning and Zoning Department.

Please feel free to contact me at 410-742-3115 with any questions.

Thank you.

COPIES TO:

Berlin Activities Depot

Attn: Mark & Camella Solito (w/enclosures - paper)

Harkins Contracting

Attn: Mark Mecca (w/enclosures - .pdf)

Jacob Lemon (w/enclosures - .pdf)

The Traffic Group

Attn: Betty Tustin (w/enclosures - .pdf)

David J. Rovansek Project Manager

WEEKDAY SHARED PARKING ANALYSIS - Reduced rate for rec center - Town rates for school

Land Use

Existing day care	12,740	sq.ft.
Existing Gym	11,250	sq.ft.
North addition rec center	11,502	sq.ft.
restaurant	38	seats

Private School	60	students
Office	6,607	sq.ft.
South addition rec center	5,785	sq.ft
South addition pool	11,570	sq.ft.



Parameters:

	Existing day care	2.45	spaces/1000 sq.ft.
	Existing Gym	1	spaces/1000 sq.ft.
Nort	h addition rec center	1	spaces/1000 sq.ft.
	restaurant	0.31	spaces/seat

	Privat	e School	0.1	spaces/student.
		Office	2.39	spaces/1000 sq.ft.
South addition rec center			1	spaces/1000 sq.ft.
South addition pool			1	spaces/1000 sq.ft.

Parking Spaces:

Total Spaces for day care=	31	spaces
Total Spaces for gym =	11	spaces
Total Spaces for rec ctr =	12	spaces
Total Spaces for Restaurant =	12	spaces

Total Spaces for Private School =	6	spaces
Total Spaces for Office =	16	spaces
Total Spaces for rec ctr =	6	spaces
Total Spaces for rec ctr =	12	spaces

Weekday

		EXISTING	BUILDING		NORTH ADDITION					NEW BI	JILDING			100			
Time of Day	Day Care		Existi	Existing Gym		Rec Center Restaurant		Restaurant		Private School Offic		fice	Rec	SOUTH ADDITION Rec Center Rec Center		Total	
	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	
7:00 AM	80%	25	58%	7	58%	7	2%	0	0%	0	13%	2	58%	3	58%	7	51
8:00 AM	90%	28	72%	8	72%	8	5%	1	60%	4	48%	8	72%	4	72%	8	69
9:00 AM	90%	28	95%	11	95%	11	14%	2	100%	6	88%	14	95%	5	95%	11	88
10:00 AM	80%	25	94%	11	94%	11	17%	2	96%	6	100%	16	94%	5	94%	11	87
11:00 AM	80%	25	95%	11	95%	11	18%	2	95%	6	100%	16	95%	5	95%	11	
12:00 PM	80%	25	83%	9	83%	10	100%	12	96%	6	85%	13	83%	5	83%	10	87
1:00 PM	80%	25	65%	7	65%	7	75%	9	94%	6	84%	13	65%	4	65%		90
2:00 PM	80%	25	56%	6	56%	6	45%	5	96%	6	93%	15	56%	3		8	79
3:00 PM	80%	25	64%	7	64%	7	31%	4	96%	6	94%	15	64%		56%	6	72
4:00 PM	90%	28	75%	8	75%	9	23%	3	74%	4	85%	13	75%	4	64%	7	75
5:00 PM	90%	28	84%	9	84%	10	49%	6	52%	3	56%	9		4	75%	9	78
6:00 PM	0%	0	100%	11	100%	12	77%	9	29%	2	20%		84%	5	84%	10	80
7:00 PM	0%	0	99%	11	99%	11	69%	8	0%	0		3	100%	6	100%	12	55
8:00 PM	0%	0	0%	0	0%	0	28%	3	0%		11%	2	99%	6	99%	11	49
9:00 PM	0%	0	0%	0	0%	0	20%			0	0%	0	0%	0	0%	0	3
10:00 PM	0%	0	0%	0	0%	0		2	0%	0	0%	0	0%	0	0%	0	2
11:00 PM	0%	0	0%	0			11%	1	0%	0	0%	0	0%	0	0%	0	1
12:00 AM	0%	0			0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0
12.00 AW	0%	U	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0

Maximum WEEKDAY Hourly Demand = 90 parking spaces

BERLIN ACTIVITIES DEPOT

BERLIN, MARYLAND MASTER SITE PLAN - CONCEPT

GMB FILE NO. 210097

LIST OF DRAWINGS ARCHITECTURAL SITE PLAN FRST FLOOR PLAN SECOND FLOOR PLAN ARCHTECTURAL NORTH ACOITON PLANS-

GENERAL NOTES

- DISTING CONDITIONS WAS DERIVED FROM SURVEY CONDUCTED BY GAR, LLC., ON AFFE. 19, 2021 AND FROM A DAMINO ENTITLED "BURLIN ACTIVITES DEPOT PAUSE 1 SITE PLANS" PREPARED BY VISTA CESSON DATED 11/24/2014
- THE PROPOSED ADDITIONAL CONSTRUCTION WILL BE REQUIRED TO MEET CURRENT MOR ENVIRONMENTALLY SENSITIVE DESIGN (ESD) STANDARDS.
- I. SWA COULTY CONTROL FOR THE 100-YEAR STORM WILL BE REQUIRED FOR PROPOSED IMPERVOUS AREA DUE 10 THE SITE'S LOCATION WITHIN AN

SITE DATA

SITE ADDRESS:

10008 OLD OCEAN CITY RD. BERLIN, MO"21811 0300 CRD 0004 PARCELS 1321, 1322, & 1323

TAX WAP & PARCEL: DEED REFERENCE: PLAT BOOK:

06404/00264 0227/0036

N 35'19'59.8" LONGITUDE:

W -75'13'07.1" TOTAL SITE AREA: ±2.94 ACRES (128,028 SF)

DISTING WATERS OF THE US ±0.00 ACRES ZONNO CLASSIFICATION B-2 SHOPPING DISTRIC

FLOOD PLANE

PROPOSED USE: VARIOUS 0.441 ACRES (15%) OPEN SPACE PROPOSED: ±0.50 ACRES (27%

MPERVOUS AREA PROPOSED:

ZONING CODE:

UTLIFES:
WHITE: TOWN OF EERIN
SEWE: TOWN OF EERIN
ELECTRIC: TOWN OF EERIN
(ON STE UTLITES ARE PRIVATELY OWNED AND WANDAMED) TOTAL SITE PLAN PASKING - (SEE SHEET PSP3.0)

DOCTION PARK NO PROVIDED 37

DOCE, PARKING PERCHESIS (RIBOUT DAVED) PARKING) = 104.83 (105) (SEE NOTE #1 BELOW)

TOTAL PARKING PERCHESIS (RIBOUT = 90

TOTAL PARKING PROVIDED = 90

ARA ACCESSINGE SPACES REQUISTO 0 1 AND SPACE/30 SPACES = 4.5 (5)

ARA ACCESSINGE SPACES REQUISTO 0 1 AND SPACE/30 SPACES = 4.5 (5)

PARKING REQUIREMENT COMPUTATION SUMMARY

- TOTAL PARAMA ERCURED DISTING BULLIANG (INCLIDAD ADOTTONS): 83.09

 PARAMA ERCURED DISTING BULLIANG (INCLIDAD): 115.09 SF 0 1/100 SF 115.00

 PARAMA ERCURED (INCRIT ACOTTON HEE CENTER): 113.09 SF 0 1/100 SF 115.07

 PARAMA ERCURED (INCRIT ACOTTON HEE CENTER): 113.09 SF 0 1/100 SF 115.07

 PARAMA ERCURED (INCRIT ACOTTON PROLE): 113.70 SF 0 1/100 SF 115.07

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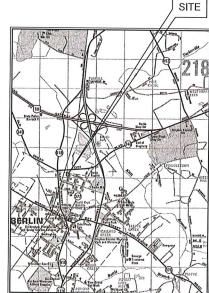
 PARAMA ERCURED (INCRIT ACOTTON PROLE): 113.70 SF 0 1/100 SF 115.07

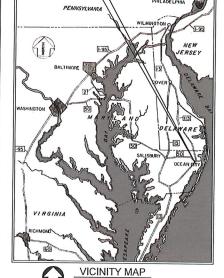
 PARAMA ERCURED (INCRIT ACOTTON PROLE): 113.70 SF 0 1/100 SF 115.07

 PARAMA ERCURED (INCRIT ACOTTON PROLE): 113.70 SF 0 1/100 SF 115.07

 PARAMA ERCURED (INCRIT ACOTTON PROLE): 113.70 SF 0 1/100 SF
- NEW 13.214 SF BULDING (PARCEL 1321): 21.79 SPACES
 PARKING REQUIRED (PRIVATE SCHOOL): 60 STUDENTS (UAX) 0 0.1 SPACES/STUDENT = 6.0 (SEE NOTE #2 BELOW)
 PARKING REQUIRED (OFFICE: 6.607 SF 0 2.397/000 SF = 15.79

- COMPITED BEED ON HOMBON MEETING DEFINING LINEAR CHANNEL CAN'T PATTER OF THE CHANGES (TIT) METHOCOCCON-TION OF SERVING CONSISTENCY OF THE SECONDARY OF THE SECONDARY OF THE SECONDARY OF THE SECONDARY CONTINUE WAS ASSOCIATED WITH SECONDARY OF THE SECONDARY OF THE





BERLIN



RANDY SWIFT, VCE PRESIDENT PHONE: 410-749-3300

CONTACT: MORGAN H. HELFRICH, AM PHONE: 410.742.3115

GEORGE, MILES & BUHR, LLC

FEBRUARY 2022



PROPERTY MONUMENT BUILDING SETBACK LINE CONTOUR

WETLAND LINE

\$44499955 GRAVEL ROAD SANTARY SEWER WAN AND WANHOLE

> STORM DRAIN MAIN AND CATCH BASIN UNDERGROUND ELECTRIC UNE AND ELECTRIC ROS

OVERHEAD ELECTRIC LINE AND UTILITY POLE 0 0 BUSHES/TREES

STREETLICHT PROPOSED LEGEND:

WAITE NAME

FORCE MAIN

OVERHEAD UTILITY & UTILITY POLE

88888888

TOWN OF BERLIN PLANNING COMMISSION APPROVAL

PRINTS ISSUED FOR



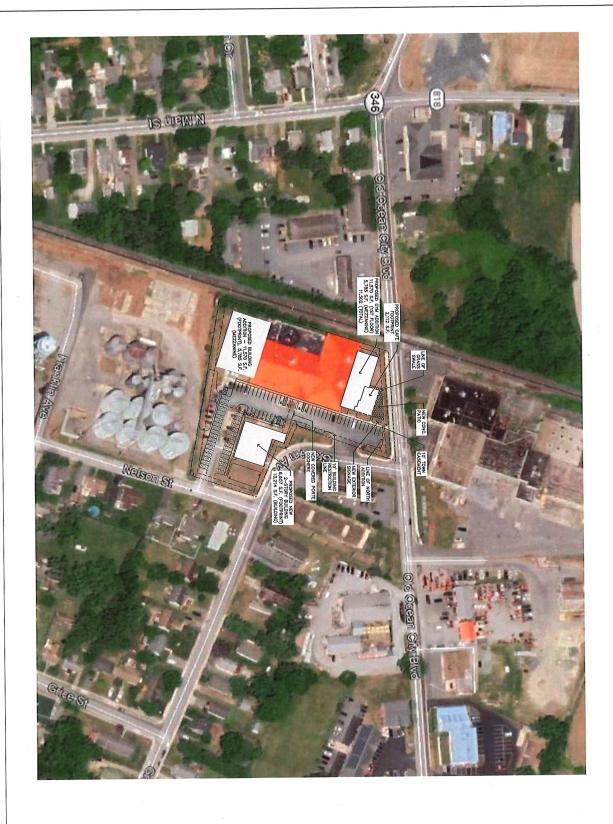
BERLIN ACTIVITIES DEPOT BERLIN, MARYLAND

COVER SHEET

SCALE : AS NOTED DESIGN BY : FILM DRAWN BY : FFT

PSP1.0

PLOT CODE PD4-CON D14 HOUS (JSeen) SO SATISTICS OF STATE BENCHMARK S SWITTE WITH THE SECOND SECON MD ROUTE 346 (OLD OCEAN CITY ROAD) EX 1-13-RIM: 26.15 INV. IN (14"X23"): 24.06 ~ IV. OUT: (12" CMP): 24.50 MAYOR & CITY COUNCIL OF BERUN TAX MAP: 25 PARCEL: 57 DEED REF.: 6717/453 GRAHAM AVE NELSON ST ---12 RNL: 26.13 RNL: N (14723"): 24.03 RNL: OUT (EX 12" CUP TO BE REPLACED BY 14723"): 24.03 OS-33 RIM: 26.50 INV. IN (6): 22.00 INV. OUT (147237): 24.67 REVISIONS PROPOSED S GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
MURROW HALTON'S HARD
206 WEST MAIN STREET
JALISBURY, MARYLAND 21801
1103-74-311, no 40-349-310 PRINTS ISSUED FOR REVIEW BERLIN ACTIVITIES DEPOT BERLIN, MARYLAND PSP3.0



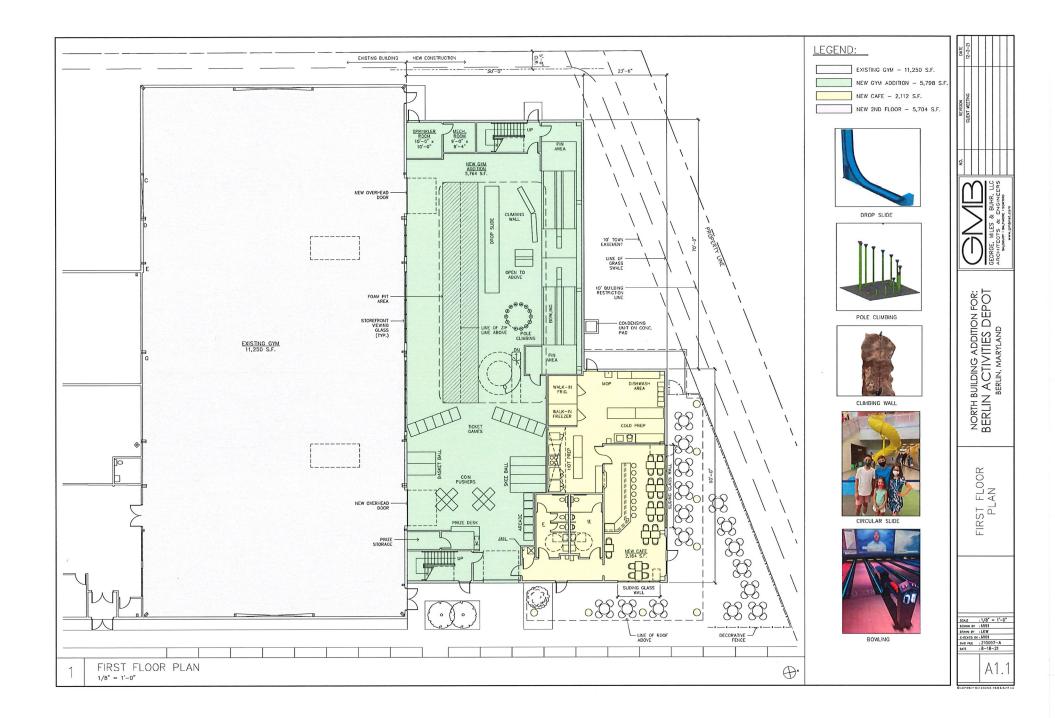
	DATE	CHR REE	Officers (DRAWN BY	DESIGN BY	SCALE
AS1	.8-18-21	, 210097-A	HHH . W	, UKW	- MHH	1/64" = 1'-0

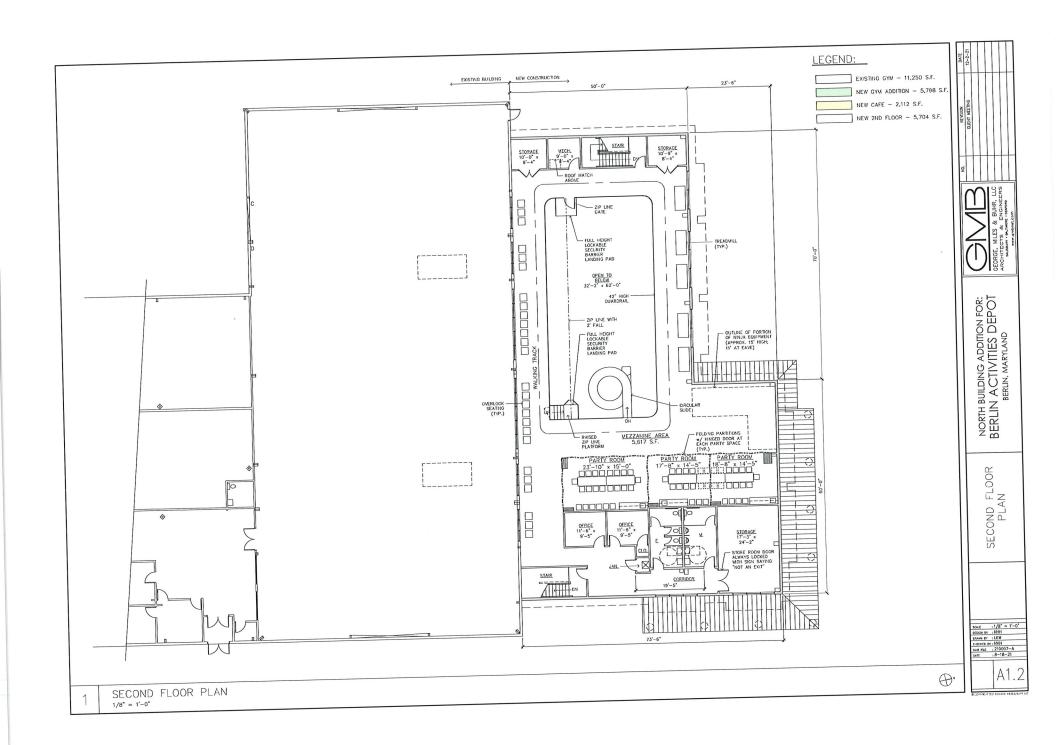
ARCHITECTURAL SITE PLAN

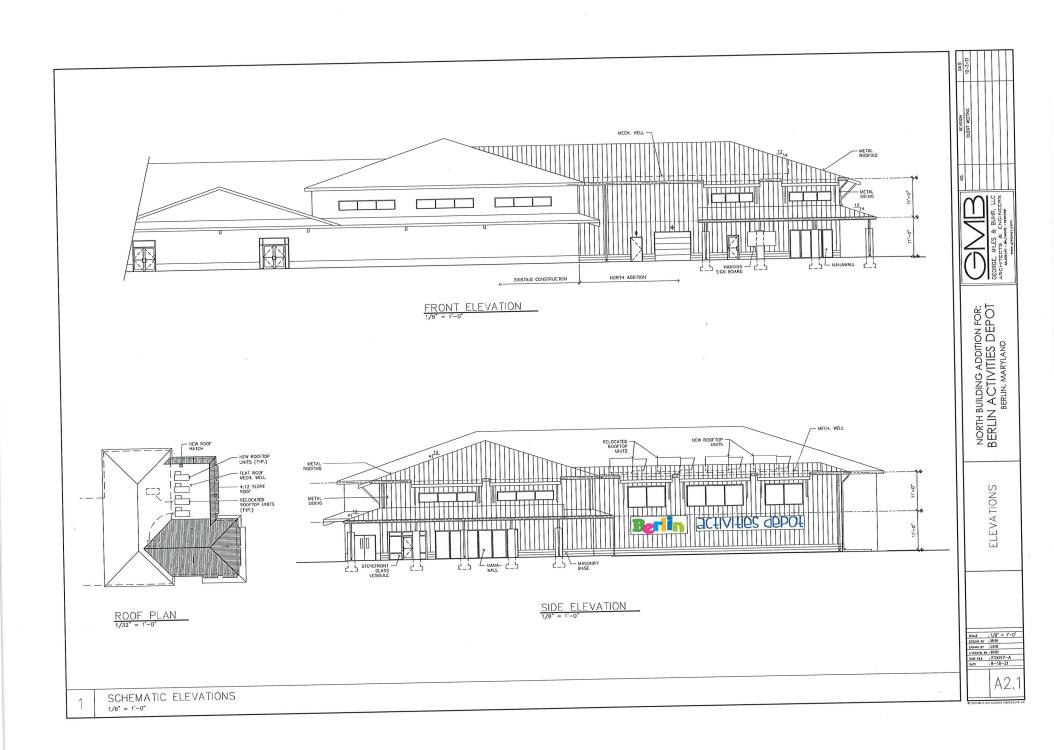


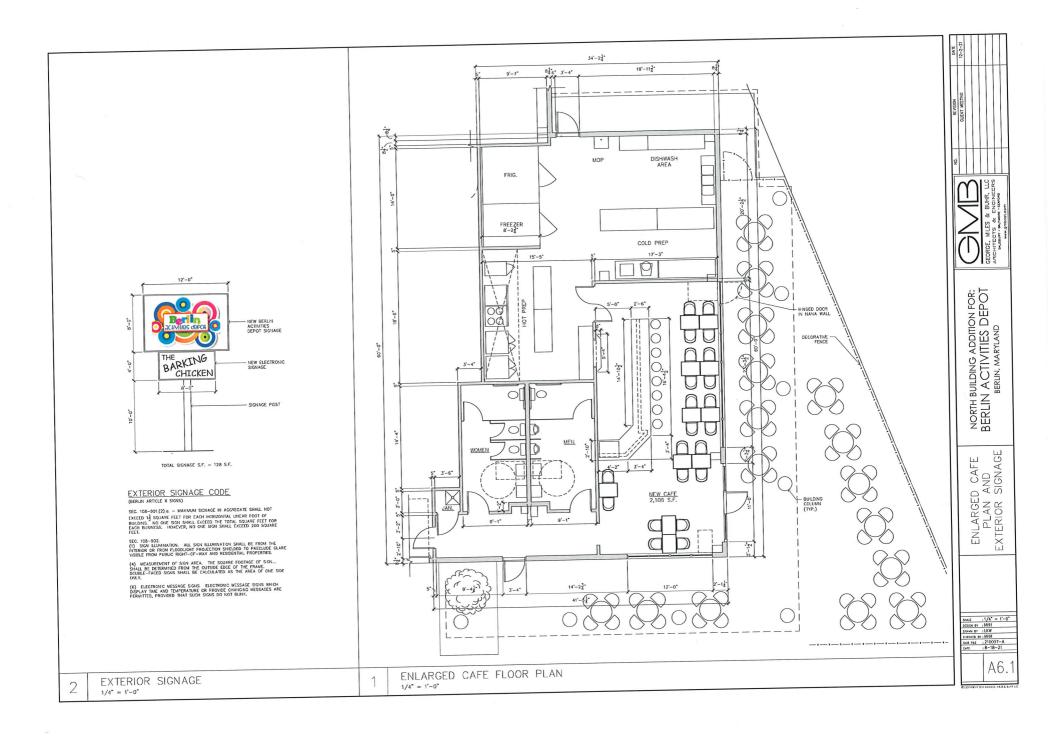
GMB	
GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS	E

NO.	REVISION	DATE
	CUENT MEETING	12-2-21











Mayor & Council of Berlin

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

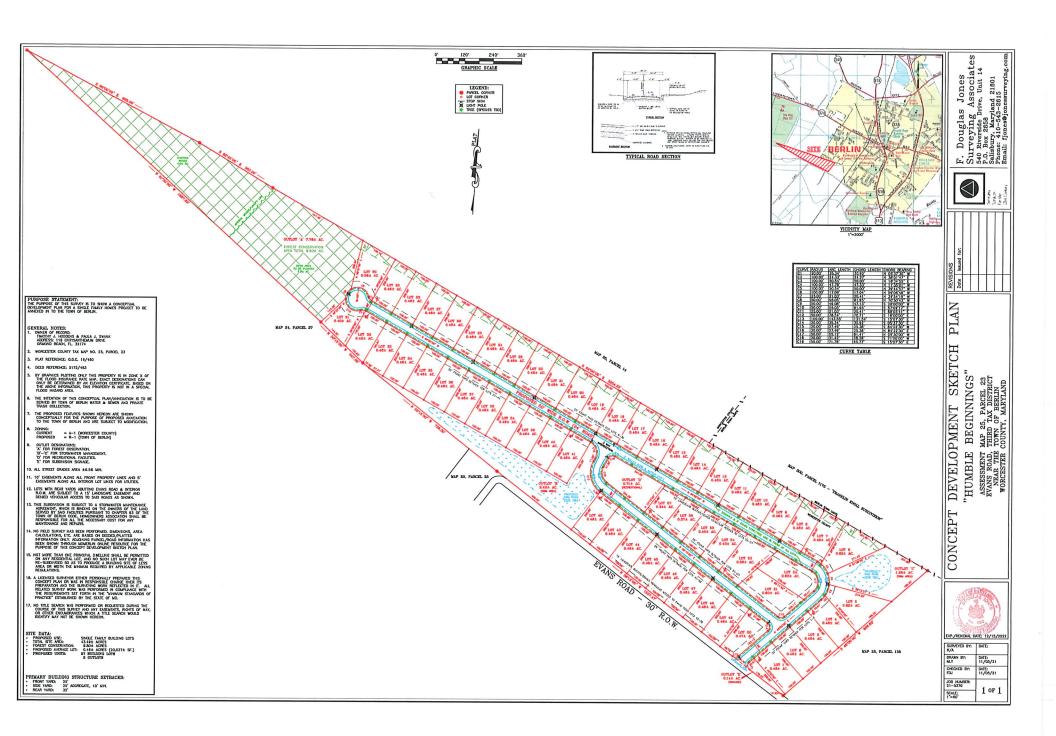


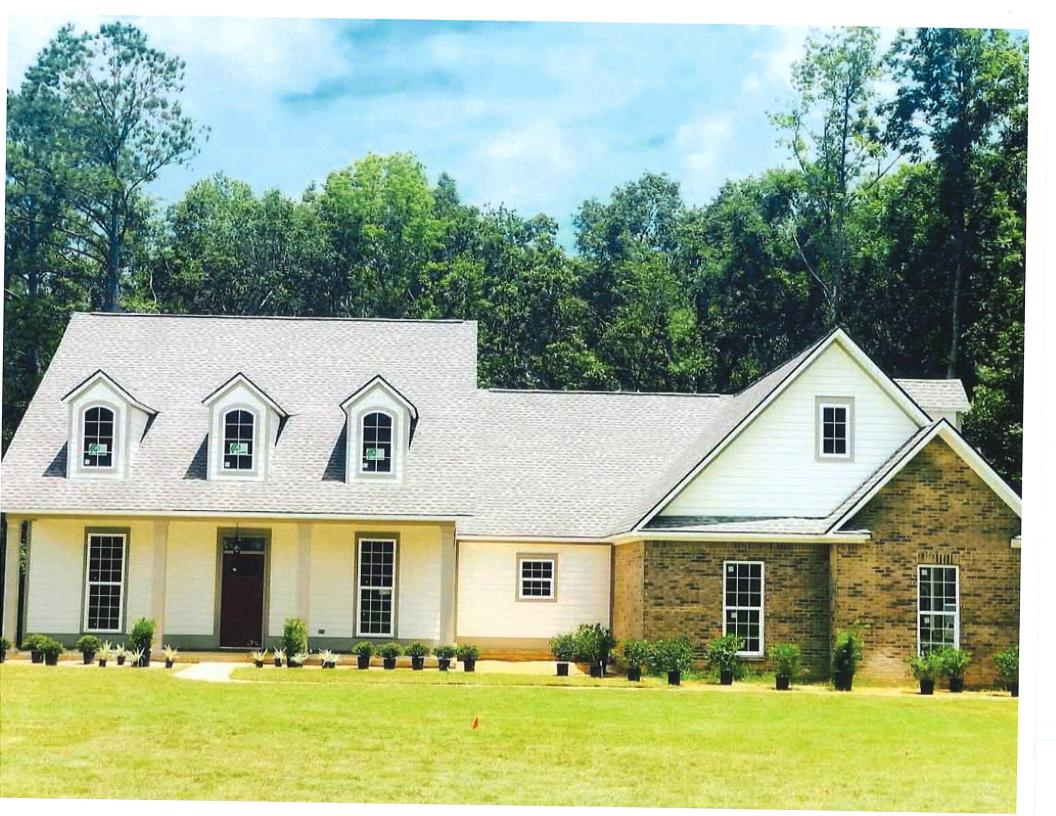
PLANNING COMMISSION APPLICATION

DATE: $\frac{2}{2}$ $\frac{2}{2022}$ HEARING DATE: $\frac{2}{9}$ $\frac{2}{202}$	2 CASE NUMBER:
APPLICATION FOR:SUBDIVISIONS	ITE PLAN REVIEW
PROJECT NAME: Homble Beginnings	The second secon
LOCATION OF PROPERTY: Evan RD Berlin MJ	
SIZE OF PROPERTY: Approximate 45ac 2001ING:	TOTAL LOTS: Ap + 57
PROPERTY OWNER/AGENT	PHONE # 443 -880-0328
ADDRESS	EMAIL Jew Bon Construction Quou Hook, com
SIGNATURE OF APPLICANT	

- 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.







J.A.B. CHECKED BY: G.L.M.

PLAN NUMBER HPG-2516

COVERSHEET

SHEET NUMBER

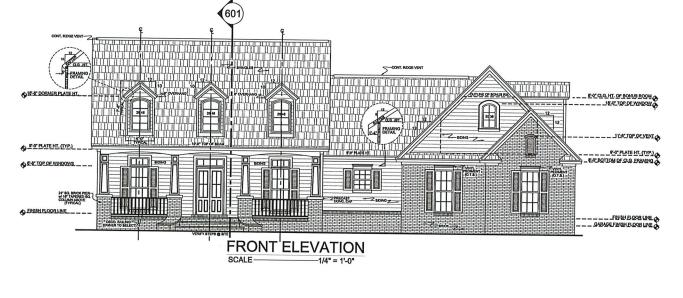


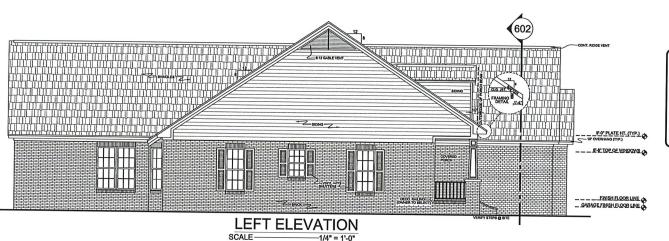


MODIFIED BY SESSION SERVICE 2528 Lafeyons Rd. Waystan, Vn 53301 Pts (683) 266-3439 Fz (681) 802-6560 SCOTT

PROJECT NUMBER 2017-073

Important:
Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439





NOTES

- OWNER TO SELECT ALL DOOR & WINDOW STYLES.
 VERIFY ALL STEPS REQUIRED @ SITE.
- 3. ALL GROUND LINES ARE APPROX. VERIFY ALL EXTERIOR MATERIALS
 W/ OWNER PRIOR TO CONSTRUCTION.
 REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.



SCOTT PROJECT 2017-073

Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

DATE: 09/19/07

PI

SE

DRAWN BY: J.A.B. CHECKED BY:

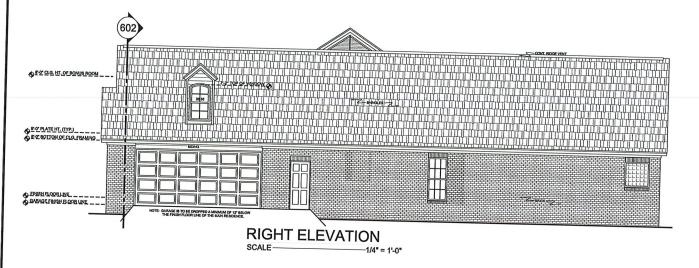
G.L.M. PLAN NUMBER HPG-

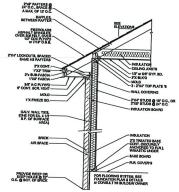
2516

ELEVATIONS

SHEET NUMBER







TYP. EXTERIOR WALL SECTION



Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3139

NOTES

- 1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
- 2. VERIFY ALL STEPS REQUIRED @
- SITE.
- 3. ALL GROUND LINES ARE APPROX.
 4. VERIFY ALL EXTERIOR MATERIALS
 W/OWNER PRIOR TO CONSTRUCTION.
- W/ OWNER PRIOR TO CONSTRUCTION
 5. REFER TO TYPICAL WALL FRAMING
 SECTION FOR FRAMING STYLE.

HOUSE PLAN GALLERY, IN

DATE: 09/19/07

DRAWN BY: J.A.B.

CHECKED BY: G.L.M.

PLAN NUMBER HPG-2516

ELEVATIONS

SHEET NUMBER

5



