



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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www.berlinmd.gov

Town of Berlin

Planning Commission

January 18th, 2023 - 5:30 PM

Berlin Town Hall – Council Chambers

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes: November 16th, 2022**
- 4. Requesting Site Plan revision to West View**
- 5. Site Plan Review – Hebron Savings Bank location MD Route 50 & MD Route 818**
- 6. Comments from the Public**
- 7. Comments from the Staff**
- 8. Comments from the Chairman**
- 9. Comments from the Commissioners**
- 10. Adjournment**

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland

Town of Berlin
Planning Commission
November 16, 2022

Chairman Chris Denny called the November 16, 2022, meeting to order at 5:38PM. Members present were Chris Denny, Newt Chandler, Austin Purnell, Matt Stoehr, Phyllis Purnell, Pete Cosby and Ron Cascio. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the November 16th, 2022, agenda. Mr. Ron Cascio made the motion to adopt the November 16, 2022, agenda. Mr. Newt Chandler 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 14th, 2022, meeting. Mr. Pete Cosby made the motion to approve the minutes from the September 14th, 2022, meeting. Mr. Ron Cascio seconded the motion, and it was unanimously accepted by the commission.

Chairman Chris Denny called the first item on the agenda for a Site Plan Revision for Oceans East Apartment Complex Phase II. Mr. Brock Parker with Parker Associates they do redevelopment and land planning for Oceans East. They have a minor change to the approved section of Oceans East. This revision is for Oceans East Phase II. He stated the first four buildings out by the entrance road by the circle were in phase I and this is in phase II. They have been wanting to tweak this section due to the pond. They want to bulkhead the pond as an amenity for the project. This will give the look of a canal for the townhouses. What has been approved is one 36 unit building and 22 townhouses what they are seeking is two 24-unit buildings and 18 townhouses. The apartments they are seeking to increase to 48 and the townhouses to 18 so taking away four of them. He stated this is in the scope of the approval for Oceans East. Just asking to reorient the entrance and the number of units from 58 to 66 total.

Planning Director Dave Engelhart told Mr. Pete Cosby it would be on the last sheet. Mr. Parker told him the plans he passed out with the red overlay showed what they would like to do, and the black lines are what was already approved. Mr. Parker stated what they are doing is making the lake area a little larger with the land area they are saving. Mr. Parker stated they are just maintaining the areas they have just identified. He explained the pond area they are pulling it in closer. With the townhouses setting closer to the lake that will be bulkheaded perpendicular to the townhouses. He thought this was a better design due to the amenity of the lake. Chairman Chris Denny asked how deep the lake would be. He replied 3 to 4 feet deep. It would change due to the stormwater element. It would have a sidewalk or a boardwalk in front of it. He stated wants to keep some grade in there due to the change of water and fluctuation. Mr. Matt Stoehr asked how many bedrooms the townhouses would have. Mr. Parker replied three to four bedrooms. Mr. Cosby asked about the lake area. Mr. Parker stated it is underway now, not as big right now but it's there. Mr. Cascio asked about the total numbers for each phase. Chairman Chris Denny asked if they were all rentals. Mr. Parker replied they are all rentals. Mr. Cosby asked if any kayaking would be allowed in the pond. He thought that would be a good idea. Mr. Parker said they wanted to come in with a good project so this would set the tone. Mr. Matt Stoehr asked about the garages would they still be there. Mr. Parker said they moved one

garage to the other side of the road. The townhouses have their own separate garages to accommodate them. Chairman Denny asked if anyone else had any questions. No one responded. Chairman Denny called for a motion. Mr. Austin Purnell made the motion to approve the changes as presented. Mr. Newt Chandler seconded the motion, and it was unanimously accepted by the commission.

The next item on the agenda is for a Public Hearing to consider a Text Amendment to allow Grain Silos as a conditional use in the B-2 Shopping District. Mr. Mark Cropper Attorney representing Burley Oak. Present with Mr. Cropper was Mr. Adam Davis Chief of Operations. Mr. Cropper stated he had presented a letter for the text amendment. He stated he had asked Mr. Davis to prepare pros & cons for the silos. Mr. Cropper asked Mr. Davis to explain what his position entails. Mr. Davis stated he runs all the production and brewing at the brewery. Mr. Cropper asked what the purposes of the grain silo is. Mr. Davis said they now receive the grain by pallet roughly 19.5 pallets. He stated it lasts about 6 to 7 weeks during production. During that time, they are storing the grain in warehouse space.

Mr. Cropper asked him to go to the advantages of a grain silo. The biggest would-be safety which sometime results in accidents, with the silo they would not be unloading 227 pallets a year. That would cut out that load of work and recycling. Mr. Cropper asked him what any negative points is were to be if he could elaborate on. Mr. Davis replied visibility, noise and odor. The silo would be approximant 31.5 feet tall. The noise would be no louder than an auger no louder than a hair dryer. No odor. Mr. Cropper read a letter into the meeting from someone that has one and it was a minimum change to neighboring properties. He stated anyone would have to go to the Board of Zoning Appeals to request a silo. Mr. Chandler asked if there were any gas lines to be hooked up. Mr. Davis replied no gas just dry grain. Mr. Chandler asked how they would fill it. Mr. Davis replied it would be hooked up to a chain and dis-auger that would bring it into the building.

Mr. Chandler asked if the silo had to be cleaned. Mr. Davis replied yes. Mr. Chandler asked does someone have to go down in it to do that. Mr. Davis replied they would open it up maybe twice a year and there is no motor the auger would be driven by electric from what is on the inside of the building. Discussion on how it would get filled with grain. Planning Director Dave Engelhart asked if the 31 ½ feet would be the height of the silo. Mr. Davis said if the height was a problem, they could make it shorter. Mr. Engelhart stated they are not deciding that tonight just here for the text amendment. Just so they know this could come before them at another meeting. Mr. Matt Stoehr asked about the time it takes to fill. Mr. Davis a couple of hours they can store grain inside the building and have enough to brew with for the day until they are filled. Chairman Denny asked about the deliveries they would receive how many in a years' time. Mr. Davis said about 10 deliveries a year. Mr. Cropper asked how many they receive now without the silo. Mr. Davis replied around 12 to 13 deliveries.

Mr. Pete Cosby said he was thinking about signage and them lighting it up. Mr. Cropper said there is also Board of Appeals they could put a limitation on it to make sure that doesn't happen. Mr. Cosby said he was torn on it wanted something more esthetic for Berlin. He said and with the way things are going probably looking at one more to come with the Distillery. He cautioned everyone with the decision they make on this. Question about the location came up Mr.

Engelhart reiterated you are not deciding this tonight. Mr. Cropper stated this is for the text amendment but because the question was asked about location showed two site plans for the location of the silo. Mr. Engelhart told the commission this would come to you for site plan approval if the text amendment went through. Mr. Englehart stated if this was to go forward which it is not permitted in the B-2 district. Mr. Engelhart stated grain storage was in the M-1. would need to go to BZA with this text amendment in the B-2. He said they could have another location that could request a silo. It's a conditional use a heavier use in the district. This is a recommendation to Mayor & Council. Mr. Matt Stoehr stated this was never really a need 30 to 40 years ago and now it's like catching up with the times. Mr. Engelhart stated they didn't want the grain silo to be all over town that's what he thought it was because they made it a conditional use.

Mr. Newt Chandler said the grain elevators started in 1912. He stated when he was a kid, he never heard anyone complain about it. He said it was an industrial look and asked if there was a way to soften the look. Mr. Cropper told the commission the text amendment would have to come back to them. The text amendment said no taller than 35 feet, but this is 31 and change. Mr. Davis stated it would have a concrete pad underneath it. He stated the photo was what it would look like. Mr. Cropper stated when it would go to the Board of Appeals, they could put restrictions on it as to the size. Mr. Chandler asked Mr. Davis how they get the grain in the building now by bags and if they wear masks. Mr. Davis replied yes, they wear masks due to the grain dust that would not change. Mr. Cosby asked about the noise. Mr. Cosby preferred the silo to be long tall and thin compared to short and fat. He asked if they would have the authority to decide on the height of the silo. Mr. Engelhart replied yes that could be a condition. Chairman Denny asked for any comment from the public. There was none. Mr. Cascio was concerned about the up lighting don't want that. Mr. Cropper told the commission to leave flexibility so they can judge on a case-by-case basis. Mr. Chandler said this screams industrial piece of equipment. Mr. Davis said this is the standard and functional. Mr. Chandler said for Burley Oak it would be less labor to allow you to do what you do. Would help with cost and production.

Mr. Engelhart stated the height is by the code not text amendment. Mr. Stoehr thought that this silo fit the area. Chairman Denny asked about the Tyson Plant. Mr. Cropper stated the public will have a chance to have input on separate occasions. Chairman Denny closed out the public hearing. Chairman Chris Denny called for a motion. Mr. Matt Stoehr made the motion to approve the text amendment to go to Mayor & Council to allow grain silos as a condition use in the B-2 Shopping District. Mr. Austin Purnell seconded the motion. With a 6/1 vote Mr. Newt Chandler opposed.

Chairman Chris Denny called for a discussion item for a development plan for 9933 Old Ocean City Blvd. Mr. Wyatt Harrison 12812 Pintail Drive, Berlin MD. Mr. Harrison stated he wanted to come to discuss his property that he was under contract for it's about 2 acres. Wanted to discuss the uses or intended uses before he brought in architects. Mr. Engelhart stated they had talked about the uses before when he was in the office. He told the commission he has a printing and sign business in Ocean City and needs more floor space for his operation. Wants to build his business Plak That with a small office mostly a production operation. Mr. Chandler told him they can't plan the lot for him he needs a land planner. They have a small brand and

some small trucks and semi-trucks some deliveries and some pickups. He stated he would like to come back when he owned the property. The first phase would be for his business Plak That. The area in the back is non-tidal wetlands. He stated he would have a survey done. He asked in the B-2 could you have contractor shops there. Mr. Engelhart stated you can store goods there. Mr. Davis stated he had three different versions to how he wanted the site layout. He asked about having an apartment on the property. Mr. Engelhart stated it could not be ground level but second or third floor.

Mr. Cascio told him to have nice buildings and the parking in the back. Mr. Purnell told him the area is growing. No other comments on the parcel. Chairman Denny asked if there were comments from staff. Mr. Engelhart told the commission another annexation was coming for Go Glass and Casual Designs. Chairman Denny asked was that due to sewer and water. Mr. Engelhart due to falling septic in the area. They would hook into the town. The old Harley Davidson Building is going to be Harbor Freight they will be working on that.

With no other comments the meeting was adjourned. Motion to adjourn made by Mr. Newt Chandler. Seconded by Mr. Ron Cascio. Adjourned 7:03PM

Respectfully Submitted,

Carolyn Duffy

D·R·HORTON®

America's Builder

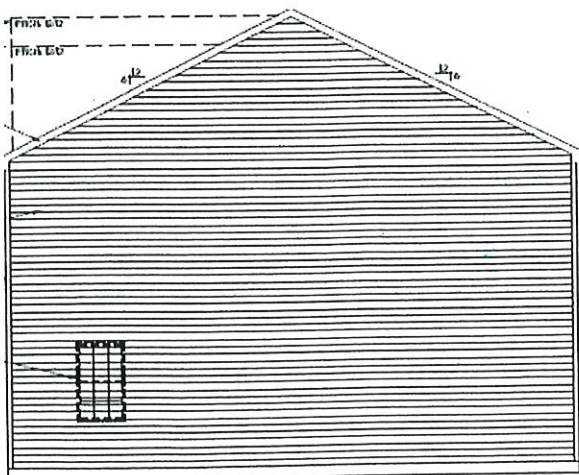
Original
inal Lafayette Rendering:



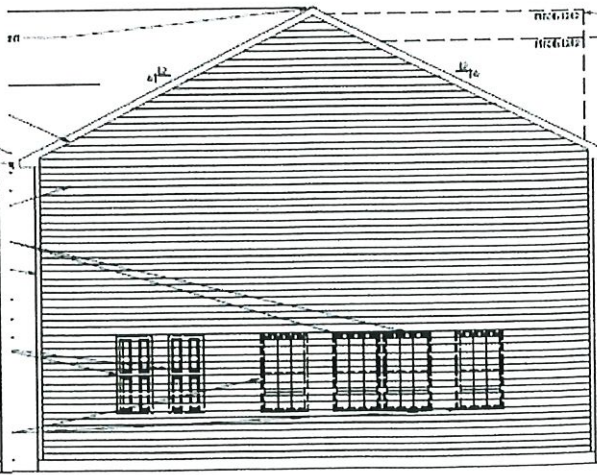
D.R. HORTON

America's Builder

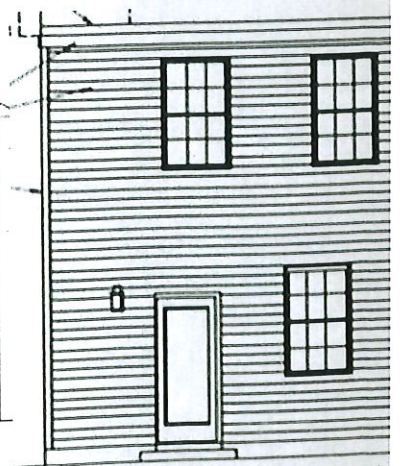
Proposed Jefferson Rendering:



RIGHT SIDE ELEVATION
SHOWN W/ ELEV. "A3"



LEFT SIDE ELEVATION
SHOWN W/ ELEV. "A3"



REAR ELEVATION



Mayor & Council of Berlin

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received
12/12/2022



PLANNING COMMISSION APPLICATION

DATE: 11/29/2022 HEARING DATE: 1-11-2023 CASE NUMBER: 1-11-23-01

APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW X

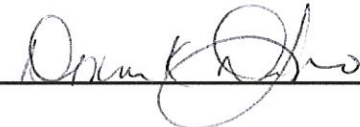
PROJECT NAME: Hebron Savings Bank

LOCATION OF PROPERTY: MD Route 50 & MD Route 818

SIZE OF PROPERTY: 1.5 Acres ZONING: B-2 Shopping TOTAL LOTS: 1

PROPERTY OWNER/AGENT Donna Defino PHONE # (410) 749-1185

ADDRESS 101 N. MAIN STREET, HEBRON, MD 21830 EMAIL ddefino@hebronsavingsbank.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.

