



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
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MINUTES

The Salisbury-Wicomico Planning and Zoning Commission met in regular session on January 17, 2019, in Room 301, Council Chambers, Government Office Building, with the following persons in attendance:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Scott Rogers
Marc Kilmer
Mandel Copeland
James McNaughton
Jack Heath
Jim Thomas

CITY/COUNTY OFFICIALS:

Henry Eure, Infrastructure and Development Dept.
Anne Roane, Infrastructure and Development Dept.

PLANNING STAFF:

Keith Hall, Deputy Director
Gloria Smith, Planner, Wicomico County Planning and Zoning
Amanda Rodriguez, Recording Secretary

The meeting was called to order at 1:33 p.m. by Mr. Dashiell, Chairman.

MINUTES: Mr. Thomas made an addition to the submission, noting that he recused himself from the Preliminary Plat Approval for Greystone Residential Community. Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission **APPROVED** the minutes of the December 20, 2018 meeting as revised. Mr. Heath abstained from voting as he was not present for the December meeting.

REVISED COMPREHENSIVE DEVELOPMENT PLAN – Maryland Square Shopping Center – Rommel Harley-Davidson Delmarva- 2410 N. Salisbury Blvd. – Gen. Comm. District - #201900016 – M-101; P-5484; G-21 (H. Eure)

Mr. Henry Eure, Keith Fisher of Fisher Architecture, and David Rommel, owner of Seaford Rommel Harley-Davidson, came forward. Mr. Eure explained that the applicants want to convert a portion of the vacated 60,000 square foot Gander Mountain building to a new Harley-Davidson dealership. Mr. Eure stated that Staff recommends approval of the Revised Development Plan with four conditions.

Mr. Eure also explained that a sign plan was not submitted with the applicant's submission. The four signs that would be proposed are shown on the submitted building elevations, and the Commission has the ability to choose to approve those signs today.

Chairman Dashiell asked the Commission to approve the signs presented today, and all others should be considered at a later date. The Commission members concurred.

Mr. Eure noted that one sign per tenant is the normal permitted standard, but the Commission could make an allowance to add the additional signage and increase the allowable square footage limit.

Chairman Dashiell asked what the total square footage increase would be. Mr. Eure did not have an exact figure, but estimated it to be approximately 330 square feet more.

Mr. Rommel stated that he wanted to seek comprehensive approval for the site because his lease will not be effective until that approval has been granted. He noted he was particularly concerned about the approval for the tower shown on the elevations. He explained that the Harley-Davidson headquarters in Milwaukee has a similar tower located on site, and that as it is iconic to the brand, many dealers use the tower to identify Harley-Davidson locations from the road.

Mr. Thomas stated that he thinks the addition of this Harley-Davidson will be a great asset to Salisbury, and asked if the Commission would have to allow additional signage for the future tenants of the other two-thirds of the building.

Mr. Kilmer stated that he believed it would be on a case by case basis, and that allowing more signage for Harley-Davidson does not have to be the standard for that building.

Mr. Dashiell asked about fire service arrangements for the proposed property. Mr. Eure replied that they have submitted fire safety plans that have already been reviewed and did not show any issues.

Chairman Dashiell then asked if there will be a large increase in noise in the area, and if it would pose a concern for future tenants. Mr. Rommel replied that mechanical technicians will have to take the occasional test ride after performing maintenance, but they would be riding through Northwood Industrial park, which is an area of high noise anyway. He did state that special events, such as Bikefest, will draw a larger number of riders to the area, but has already discussed the increased traffic with the landlord. Mr. Rommel stated that he also has events at his property in Seaford, and is used to proper handling of crowds at similar events.

Chairman Dashiell asked if a permit would be required by the City to hold such events. Mr. Eure stated that permits would be necessary for specific items, such as tents in the parking lot, etc.

Upon a motion by Mr. Rogers, seconded by Mr. Heath, and duly carried, the Commission granted Comprehensive Site Plan approval as submitted subject to the following Conditions of Approval:

CONDITION OF APPROVAL:

1. A Sign Plan shall be submitted for Commission review and approval prior to installation of any signage for Rommel Harley-Davidson. Signs presented today are approved as shown on the elevations. Any other signage will seek approval at a future date.
 2. All signage for Gander Mountain shall be removed from the building and pylon sign.
 3. Evergreen trees shall be replaced for landscaping/screening around the Stormwater management pond located at the north end of the building.
 4. Site modifications shall be subject to further review and approval by the Salisbury Department of Infrastructure and Development.
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REVISED SIGN PLAN APPROVAL – College Town Center – Adamopoulos Limited Partnership, rep. by Phillips Signs- 1303 S. Salisbury Blvd. – Gen. Comm. District - #201900038 – M-117; P-3119; G-3 (H. Eure)

Mr. Henry Eure and Gary Spence of Phillips Signs, came forward. Mr. Eure read the Staff Report and stated that the applicant is seeking approval to amend the existing sign plan by relocating and enlarging the free-standing sign. Staff recommends approval as submitted with the following condition:

1. Wall signs shall consist of channel letters up to 24 inches in height with sign face colors to be those approved by the shopping center owner or their agent.

Mr. Eure stated that the proposed sign is larger than the current sign, but will be uniform in size with the sign on the adjacent property.

Chairman Dashiell asked if the proposed signage would create uniformity for the Center. Mr. Eure responded that was the intent of the proposed signage.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and duly carried, the Commission granted approval as submitted with the one aforementioned condition.

There being no further business, the Commission meeting was adjourned at 2:05 p.m. by Mr. Dashiell.

This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Salisbury-Wicomico County Department of Planning, Zoning, and Community Development Office.

Charles "Chip" Dashiell, Chairman

Lori A. Carter, Director

Amanda Rodriguez, Recording Secretary