

Town of Sudlersville
Planning Commission Meeting
September October 20, 2022

Call the meeting to order

Pledge of Allegiance

Approval of minutes from September 15, 2022 meeting

Old Business:

New Business-110 E. Main Street (patio -no permit)
-LaCrosse Homes-Preliminary Plans
-106 Miller Street (Pole Building Permit)

Public Comment-

Next Meeting – October 20, 2022

Adjournment-

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Sudlersville- Planning Commission Meeting 9/15/2022

In attendance: ET Kimball, Mike Lesniowski, and Andi Haag.

E.T. Kimball called the meeting to order and started the Pledge of Allegiance.

E.T. Kimball made a motion to accept the minutes: Seconded by Mike all followed.

Old Business: 106 Charles Street Property. Mike is taking the floor to discuss how there is an application that was put in to reactivate that and make it essentially a drug recovery/halfway house. Has done research into code: needs a special exception, accept it to the board of appeals (positive or negative) give reasons as to why either way. Once they purchased it thought they could keep operation at 16 beds. Code 8-2 once the place is abandoned or isn't in use for one year the previous approval goes away. It has been over a year that it has been out of use. The closest thing that the code has for it is a group home/day care it would be classified as an E in that zoning district. Main thing: need to consider parking. 8 max patients, 3 max staff. Code 9-21. We have to decide whether we are in favor of agree to 8 or 16. Table ten, page 82 group home requires 2 spaces per a thousand feet. 16 off street parking, there is currently 9 in the back and 2 in the front. Two separate driveways. On page 25 paragraph 9, basically it's a halfway house. But in the tables, there is nothing for a half way house. It is group living. It is a treatment facility. Concerns with parking and problems with neighbors. Fire marshal: he thought they had issues when they were asking for 32. The previous place the 16 that were there did not drive. 16 parking spots for 8 patients because of the square footage. Code says 16 off-site parking spots.

Are we satisfied w/ the application: yes. Should accept. Give a positive recommendation with 8 beds assuming they can maintain parking. Puts them at 11, and that's how many parking spots they have now. Need to take into account how many people will be driving.

Conditions for board of appeals: they go by our zoning laws.

Open Floor: Larry Leonard- Frank Davis has parking Reese Coleman has parking more parking than normal why are they being held accountable. Good for one why not another one.

Keith- there is no parking on the town streets (charter) at what stage of their rehab are they in there (second stage)

Previous usage they only needed 5 parking spots for the nursing thing. Need to know how many staff members.

E.T. the patients must be responsible, have a card to get in and out, curfew, etc.

Keith- when this goes to appeals committee is this making a decision on yes, we approve this facility or yes we approve the 8 patients? (All of it)

Someone from planning commission needs to be at the hearing to be a rep for the town.

Next steps- motion, letter, in the paper

Andy- how vague they are. Minimum of 2 staff members at night.

Keith- in ordinance about parking, there shall be no parking of any kind miller main church on either sides. So Charles street would be good.

Mike- Min. of 2 staff members at all times, no more than 16 parking spaces, interested in how it'll work with 8. Must obtain fire marshal approval.

Building has sprinkler system. Fire alarms, all built in.

Mike makes a motion for approval of application from Affinity Treatment for 106 Charles St to operate a low intensity residential substance use disorder facility with the following recommendations to the board of appeals, min of 2 staff at all times, parking not to exceed sixteen vehicles with clients to park in rear, must obtain state and county fire marshal, and max of 8 patients. Andy seconds it. E.T follows. Passed.

BOA approves, issue permit with exceptions.

New Business: fire company partnered with county for the old middle school. Did concept of different things they could do it. Wanted input from the citizens. Structural engineer looking at the building, electrical engineer looks at the building. For age of building its in good shape. They formed a board of trustees for this project. Separate from the fire company. Laundry room completely paid for.

Mike motion to adjourn 1952

Next Meeting-October 20th at 1900

Paige Crew