

NORTH EAST BOARD OF APPEALS
North East Town Hall / 106 South Main Street
Thursday, July 25, 2019
7:00 P.M.

Peg Hardin called the meeting to order at 7:01 P.M. Present for the meeting included members, Maurice Tenney and S.J. Anderson. Also in attendance were Betsy Vennell, Director of Planning, and Lisa Rhoades, Planning and Zoning Assistant. Melissa Cook-Mackenzie, Zoning Administrator, was absent from the meeting.

-MINUTES-

March 28, 2019

Mr. Tenney made a motion to approve the minutes as presented. Ms. Anderson seconded the motion and the motion was approved by all.

-COMMENTS FROM THE PUBLIC-

None.

-OLD BUSINESS-

Snatchers Creekside Grill – Review of Extended Hours

Ms. Lynn Bollinger, 510 South Main Street, North East, Maryland, was present to represent Snatchers Creekside Grill.

Mrs. Rhoades reported that in preparation for the review of the extended hours, a Police and Fire Report was requested from the North East Police Department. The report contained four items that occurred on or around the subject property. None of the incidents occurred inside the establishment. Therefore, it is not clear whether there is any direct connection to this establishment, other than, the incident occurred in the vicinity of this address.

Mr. Tenney inquired about a complaint that the Town had received in regards to loud music coming from Snatchers Creekside Grill after 7 P.M. on a Sunday evening. Ms. Bollinger responded that there had been a 75th birthday party outside earlier that evening and the outside speaker had inadvertently been left on while the staff was cleaning up. Ms. Bollinger reported that there is a jukebox located inside the establishment which provides the music to the inside and outside speakers. The volume is set on the speakers to an acceptable volume and she has not received any complaints regarding the volume of the music in the past. It had not been until Ms. Rhoades called, that Ms. Bollinger was aware that there had been a complaint. Ms. Bollinger stated that she spoke to staff about the incident to ensure there would not be any further incidents in the future.

Ms. Bollinger inquired if she would be permitted to have someone playing an acoustic guitar outside during the afternoon hours from 3:00 P.M. to 6:00 P.M. She reported

APPROVED

that she has had someone playing an acoustic guitar indoors previously but not outside. The Board of Appeals concurred that would be acceptable.

Mr. Tenney inquired about the motor vehicle collision which did occur on the property. Ms. Bollinger stated she was aware of an incident where someone backed out of a parking space into a vehicle parked behind them. Ms. Bollinger stated that it was her staff who called the police regarding the accident.

Mr. Bollinger stated that he was unaware of some of the incidents spoken about tonight and requested that a copy of the Police and Fire Report be forwarded to them prior to their review of extended hours by the Town Boards. The Board of Appeals concurred.

Mrs. Vennell reported that the Appeals Board granted conditional approval of Case A-2017-03-SE, special exception for the alcohol beverage license associated with the restaurant at 510 South Main Street. The applicant would be permitted to utilize extended hours of operation, with the condition that they return to the Boards annually, to address any complaints that had occurred over the past year. The Board would then make a decision whether to allow continuance of the extended hours. The requirement had been made largely due to the amount of complaints which came in concerning the prior restaurant's history of loud music and fights within a primarily residential neighborhood.

Mr. Tenney made a motion to approve the continuation of the extended hours as stated in the legal opinion for Special Exception Case: 2017-03-SE with the following conditions:

1. Snatchers Creekside Grill shall come before the Planning Commission and Board of Appeals in one year for review of the extended hours.
2. A copy of the Police and Fire report shall be provided to Mr. and Mrs. Bollinger prior to appearing before the Planning Commission and Board of Appeals.

Ms. Anderson seconded the motion and the motion was approved by all.

-NEW BUSINESS-Election of Chairman and Vice Chairman

Mrs. Vennell reported that Gabrielle Oldham had resigned in April 2019 as she has moved out of the Town of North East. Therefore, a new chairman would need to be elected. In addition, if the current Vice Chairman is elected as Chairman, a new Vice Chairman would need to be elected.

Election of Chairman

Ms. Anderson made a motion to elect Peg Hardin as Chairman. Mr. Tenney seconded the motion and the motion was approved by all.

Election of Vice-Chairman

Ms. Anderson made a motion to elect Mr. Tenney as Vice-Chairman. Chairman Hardin seconded the motion and the motion was approved by all.

-REPORTS-

Route 272 Bridge over Amtrak

Mrs. Vennell reported that the State Highway released the following statement “Weather permitting, SHA will shift southbound MD 272 traffic onto the new bridge over Amtrak in North East on Monday, July 29. The shift will take place beginning in the morning and will require a flagging operation. Brief closures and minor delays are possible before the shift is completed by the afternoon. With this shift, both directions of MD 272 will be on the new bridge over Amtrak.”

Gateway Drive – Cross Dock

Ms. Anderson inquired about the project at the former Nazarene Camp. Mrs. Vennell reported that a cross dock is in the process of being built with two pad sites for future businesses. In addition, a section of Nazarene Camp Road shall be relocated and named Gateway Drive. Ms. Anderson inquired about the traffic lights on Route 272 and Route 40 and would they be synchronized. Mrs. Vennell reported that the State Highway Administration stated that the lights all along this corridor will be re-synchronized with the new traffic light at Rogers Road.

-MISCELLANEOUS-

Mrs. Vennell informed Ms. Hardin that her one year term with the Board of Appeals would be ending October 8, 2019. Ms. Hardin responded that she would be willing to serve another year on the Board of Appeals. The official re-appointment and Oath of Office will occur in September/October.

-NEXT MEETING-

The next Board of Appeals meeting is scheduled for August 22, 2019. The Planning Office has received a Variance Application for this meeting.

-ADJOURNMENT-

Mr. Tenney made a motion to adjourn the meeting at 7:40 P.M. Ms. Anderson seconded the motion and the motion was approved by all.

Respectfully submitted:

Lisa Rhoades
Planning and Zoning Assistant

Attest:

Peg Hardin
Chairman