

Arundel Planning Board
Agenda
April 15, 2025 7:00 pm
Municipal Meeting Room

Call to Order

I. APPROVAL OF AGENDA

II. APPROVAL OF MINUTES *April 1, 2025 Mtg. & SW Minutes*

III. PUBLIC COMMENT

IV. PUBLIC HEARING

Item 1:	Christ Church- Conditional Use: Proposal to convert the existing Empeople Credit Union building to a church. The credit union will continue to operate the ATM located on site through a leasing agreement with the church, for a period of five years. The property is located at 1298 Alfred Rd., Tax map 20 Lot 6 in the R4 district. The current owner is Empeople Credit Union. The applicant is Christ Church, and the agent for the applicant is Barbara Miller.
----------------	--

V. PENDING BUSINESS

Item 1:	Christ Church- Conditional Use: Proposal to convert the existing Empeople Credit Union building to a church. The credit union will continue to operate the ATM located on site through a leasing agreement with the church, for a period of five years. The property is located at 1298 Alfred Rd., Tax map 20 Lot 6 in the R4 district. The current owner is Empeople Credit Union. The applicant is Christ Church, and the agent for the applicant is Barbara Miller.
----------------	--

Item 2:	Gary Martin- Site Plan Amendment: Proposal to create a 40’ x 40’ (1697s.f.) addition to an existing 56’ x 100’ building and an additional 50’ x 100’ (5258s.f.) five bay storage building. The parcel is located at 35 DMR Drive on Tax Map 1 Lot 1D in the BI district. GEM Holdings, LLC is the property owner and Gary Martin is the applicant. James Logan of Longview Partners, LLC is the applicant’s agent.
----------------	---

VI. NEW BUSINESS

Item 1:	Clearview Estates- Subdivision Amendment: The applicant proposes to modify the subdivision plan for Clearview Estates, Section #3, which was approved by the Planning Board on April 1, 1981. Specifically, the applicant seeks to modify the plan by replacing the cul de sac located on Lot 14-14 and identified as Laurel Loop on the plan with a road and hammerhead turnaround. He is seeking this amendment to resolve underlying issues regarding the location and construction of Laurel Loop caused by the subdivision’s original developer and the lack of compliance with a consent agreement. Michael Thomas is the parcel owner and applicant. The parcel is located at 189 Clearview Drive on Tax Map 17 Lot 14-14 in the R1 zone.
----------------	---

Adjourn

Richard Ganong-Chair