

Planning and Zoning Commission Meeting

A meeting of the Pocomoke City Planning and Zoning Commission was held in the Council Chambers at City Hall on Wednesday, July 22, 2020. The meeting was called to order at 5:21 PM.

Present: Commissioners: Alex Kagan-Not Present, Steven Mills, Ryan Hurley, Rebecca Skorobatsch, Kyle Pilchard
Director of Planning: Dan Brandewie
City Clerk: Michelle Beckett-El Soloh
Councilmember: Diane Downing

Approval of Minutes from February 19, 2020:

Motion to approve of the minutes of February 19, 2020 with one amendment Ryan Hurley was not present on Feb 19, 2020 (Skorobatsch, Pilchard passed) at 5:14 PM

Acclamation: Kagan-aye, Hurley-aye, Mills-aye, Pilchard-aye, Skorobatsch-aye; none opposed, motion carried.

Site-Plan Review: 25,000 sq. ft. Building with Expansion of Parking Lot for Baretta-Banelli USA Corp. located at 901 8th St, Pocomoke City, MD:

Dan Brandewie, Planning Director, gave short overview of the project. He stated that Baretta-Banelli USA is located in an M-1 Light Industrial zoning district at 901 8th St. The addition will almost mirror the existing building. In Section 230-80, general Standards & Requirements, applies to all lots in the industrial park.

Dan Boyle, Chief Logistics Officer for Banelli, began his position in March of 2006. This is second major project. The first was when they added a tower to the Broad St building that supports their small parts business. The background on Banelli USA is that it is a sales, marketing and distribution company. The corporate office is in Accokeek, MD. They partnered with their sister company in 1998. In a short period of time they grew and moved to its current location in the industrial park from Tennessee. Banelli USA represents 5 different brands; Franchi, Stoeger, Barretta, Briley and an air gun produced by Stoeger. The company has 3 operating departments; distribution, service/repair and technical support that works with law enforcement. The company moved into the Hunsberger (old Mid-Atlantic building) building and occupies 25,000 sq. ft. That building has come up for sale. It was decided, economically, it was better to build a new facility than purchase an older building. Over the years, any changes and upgrades have benefited the Pocomoke City local economy by hiring local employees and business. An expansion would allow them to keep doing that. They have been working with John Chamberlain on the current improvements. The site-plan focuses on the parking lot side. The aerial view shows where an additional 11,000 sq. ft. parking lot would be. On the original building the tower is 26' and the eave height is 24'. They have partnered with a group in Pocomoke City that does business growth plan review. In the original building, storage is 3 racks high. To meet their growth plan expectations, they will need to build higher. Last year they did approximately 230,000 units. Currently they employ 35 full-time jobs and the expansion would allow more full-time jobs to be added. Commissioner Skorobatsch asked which company is doing most of the parking along 8th St. there is a lot of congestion with parked cars and trucks. Mr. Voyle said 6% of the parking is on 8th St. and faces the road. Over the last 14 years he has worked with Bel-Art and offered them space in Banelli USA parking lot to get cars off 8th St and the intersection. Commissioner Skorobatsch

asked how many visitors they have. Mr. Voyle said they do have visitors, usually not in large groups and they are scheduled visits. Benelli USA also is adamant about taking temperatures of everyone who enters the building. The storm management is being designed by George Young. Their strategic plan for the next 3 years is based on their storage capacity. There will be more development in the future that will use local talent and create local jobs. If there is a capacity issue sooner there is an expansion plan. The major concern was traffic flow on 8th St. The way the traffic flow is set up large vehicles will pull straight in and not require backing in and leave straight out. Mr. Voyle introduced Mr. Tom DeBolt, General Manager of Benelli USA and President of Stoeger Industries. He works in this area frequently but is based at the Corporate office. Commissioner Pilchard asked if they expand upwards, have they given thought to building overhead cranes. Mr. Voyle said they currently use McCall out of Delmar, Delaware and were just bought out by Eastern Forklift. They just bought new equipment 2 years ago but unfortunately they only have a reach of 212'. They will be looking into other technology.

Motion to approve preliminary site-plans for Benelli USA at 901 8th St (Kagan, Pilchard passed) @ 6:00 PM

Acclamation: Kagan-aye, Hurley-aye, Mills-aye, Pilchard-aye, Skorobatsch-aye; none opposed, motion carried.

Zoning Code Update:

Zoning Codes will be addressed at a later date. Some issues being addressed by the Board of Appeals are allowing to continue multi-family units in the R2 Zoning District and

Next meeting is scheduled for August 19, 2020 5:00 PM.

Motion to adjourn meeting (Skorobatsch, Mills passed) @ 6:12 PM

Acclamation: Kagan-aye, Hurley-aye, Mills-aye, Pilchard-aye, Skorobatsch-aye; none opposed, motion carried.

Approved: K. Michelle Beckett-El Soloh
City Clerk