

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
OCTOBER 20, 2016  
MINUTES**

**Present:** Robert Olewine; Shirley Hicks; Dawn Schwartz; Richard Czernik; Lisa M. Hamilton  
Blackson, Esq., Legal Counsel; Charles A. Bromwell, Director, Building & Zoning

**Absent:** Dave Mehelas; Heather Mahaffey

Mr. Olewine called the meeting to order at 7:00 p.m.

**ACTION:** Motion was made by Ms. Hicks to approve the minutes from the September 22, 2016 meeting. The motion was seconded by Mr. Czernik and unanimously approved.

**CASE # 1498 – REQUEST OF TRACTOR SUPPLY COMPANY FOR A SPECIAL EXCEPTION FOR PLACEMENT OF STORAGE TRAILERS. THIS ACTION CONCERNS PROPERTY LOCATED AT 1111 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2438 AND ZONED C-2**

Mr. Kevin Rudick of Tractor Supply Company was sworn in to address this submittal. Mr. Olewine inquired as to the number of storage trailers currently at their location. Mr. Rudick stated there are currently two trailers. Mr. Olewine questions whether the trailers are for hay and straw. Mr. Rudick confirmed they were.

Mr. Olewine questioned how long they are asking for the trailers to be located at the property. Mr. Bromwell explained that they are allowed to be there for ten (10) days and any time over that is what requires the special exception. Mr. Rudick said they wanted them as long as possible. Discussion ensued regarding the length of time the trailers would remain. Mr. Rudick asked that they be granted a three year special exception for this use. Mr. Olewine noted that the product needed to be inside the trailers due to weather issues which might ruin the product.

Mr. Olewine asked Mr. Bromwell if there are any fire issues with the trailers being alongside the building. Mr. Bromwell stated that the block wall has a two hour fire rating and with the product being within an enclosed area there is not enough oxygen to have concerns of danger even if they were to catch on fire.

Mr. Bromwell stated there have been complaints from surrounding neighbors regarding blowing hay and straw. Mr. Olewine stated that this could be added as part of the contingency for the special exception if granted. Mr. Rudick stated that trailers have been on the site for approximately three (3) years and at the current location for the last year. Mr. Rudick stated that their reasoning for moving the trailers was due to issues with truck access and turning at the rear of the building. He also stated they were moved for safety issues after dark for employees.

Mr. Hicks asked if the trailers are currently where they want them to be located. Mr. Rudick confirmed that they are. She asked if the concerns by the Planning Commission had been addressed. Mr. Bromwell stated that he had reviewed their concerns.

Mr. Olewine read the recommendation from the Planning Commission (see attached memorandum).

**MOTION:** Motion was made by Ms. Hicks to approve the special exception for two (2) storage trailers for a period of three (3) years contingent upon the area being kept clean of debris from the straw and hay. The motion was seconded by Ms. Schwartz and unanimously approved.

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Bromwell informed the Board that one case was submitted for the November meeting for Ramsey Quick Lane.

The next meeting of the Board of Zoning Appeals will be November 17, 2016.

There being no further business to address, Mr. Olewine adjourn the meeting at 7:12 p.m.

Respectfully submitted,

Brenda Humphreys