

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JUNE 21, 2018
MINUTES**

Present: Robert Olewine; Dawn Schwartz; Shirley Hicks; Heather Mahaffey; Lisa Hamilton Blackson, Esq., Legal Counsel, Chip Bromwell, Building Official

Absent: Richard Czernik

ACTION: Motion was made by Ms. Schwartz to approve the minutes from the May 17, 2018 meeting as written. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1522 - REQUEST OF SUKI HOULIHAN REPRESENTING HEARTLAND DENTAL FOR A SPECIAL EXCEPTION TO OPERATE A DENTAL OFFICE IN THE C-2 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT 1189 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2336, ZONED C-2 (HIGHWAY COMMERCIAL)

Ms. Suki Houlihan, Regional Director of Operations for Heartland Dental was in attendance to address this request. She stated their intention is to place a dental office where the free standing bank building is located at Delancy Plaza shopping center.

Mr. Olewine inquired if this office would be similar to the other dental offices for Heartland. Ms. Houlihan confirmed it is the same format layout and use as other offices.

Mr. Olewine entertained questions or comments from the Board. Ms. Hicks questioned their reasoning for locating in Elkton. Ms. Houlihan stated their mission is to provide dental care and this is a vibrant area of growth and demographic studies show there is a need in this area. Ms. Hicks asked about the range of services they provide. Ms. Houlihan stated they do most dental work other than surgery.

Mr. Olewine entertained questions or comments from the audience. There were none.

MOTION: Motion was made by Ms. Schwartz to approve the special exception for placement of a dental office at 1189 E. Pulaski Highway. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1524 – REQUEST OF DR. KARL WEBER REPRESENTING KEY POINT HEALTH SERVICES, INC. FOR A SPECIAL EXCEPTION TO OPERATE A COUNSELING OFFICE IN THE C-2 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT 327 CURTIS AVENUE, ELKTON, MARYLAND, TAX MAP 314, PARCEL 0256, ZONED C-2 (HIGHWAY COMMERCIAL)

Dr. Karl Weber, CEO and founder of Key Point Health Services and Ms. Linda Rinehart, Director of Child Psychiatry were in attendance to address this request for a special exception. Dr. Weber stated that they are a 501c3 organization and they wish to place a counseling office for children, adults, seniors and military at 327 Curtis Avenue which is located in the C-2 Zone. He noted that their main office is located just outside the gates of Aberdeen Proving Ground near

Route 22. They would like to move an existing mental health facility in Perryville to this new location in Elkton. It will house a children's psychiatric rehabilitation program and an adult rehabilitation program. They will do some renovations to the interior of the building. They are negotiating a lease/purchase with the owners and if successful in receiving the special exception will be moving into this location.

Mr. Olewine asked what type of staff would be employed at this location. Dr. Weber stated they will have mental health professionals, of which all are counselors, licensed clinical professional counselors, licensed clinical social workers, certified psychiatric rehabilitation practitioners. They have no plans for any MD psychiatrists at this location. He noted that Key Point does not do drug or alcohol treatment and they have no plans for that in the future at this location.

Mr. Olewine inquired as to the number of patients that would be seen per day at this location. Ms. Linda Rinehart, Director of Children's Psychiatric Rehabilitation Program stated that are currently 45 children from Cecil County enrolled in the program. She is hopeful that the numbers will grow. The children in the program range between 5 and 17 years of age. They have to be referred by a licensed health professional and desire to participate in the program. In terms of the number that are seen per day, the children are placed in groups according to age and the kind of skills they need to work on. On any given night there might be between 12 and 20 kids in the group. The group time is for one hour twice a month on site. They also send rehab staff to the community wherever the children might be. The Curtis Avenue site will be where group activities take place.

Mr. Olewine asked what time of day these group activities would take place. Ms. Rinehart stated that they would be after school and/or evening. In the summer groups are held during the day since kids are not in school.

Mr. Olewine questioned whether parents stay for the sessions or drop the kids off with regard to parking spaces needed for the use. Ms. Rinehart stated that the majority of parents who bring their children drop them off and then return to pick them up. She added that Key Point picks up a good number of the kids and then take them back home. She said that more than half of the kids in the program live in Elkton and none of those parents are able to drop them off, therefore Key Point transports them. Currently that would be to the Perryville office and therefore having a counseling office in Elkton would be better for the children.

Ms. Mahaffey asked if the children have one on one counseling as well. Ms. Rinehart confirmed that they do. The rehab counselors go to the children's homes, the school, etc. and meet with them there. The group activities would be one week and the one on one the next week. Ms. Mahaffey asked if moving the program to Elkton would take away services from Perryville. Ms. Rinehart didn't feel it would because more than half of the kids are in Elkton with the rest from Rising Sun, Port Deposit, etc.

Mr. Olewine asked what the location of the office was in Perryville. She stated they are located in Perryville at 1001 Cedar Corner Lane near the Pizza Tower restaurant.

Dr. Weber stated this move is an opportunity for them to double their space and pay relatively the same amount of rent.

Mr. Olewine asked what the number of staff at the Perryville office might be. Ms. Rinehart said there are two staff members, 1 licensed therapist and 1 rehab counselor. Should the number of children grow then the staff would grow along with the need. Mr. Olewine asked if they would be drawing children from Delaware. Ms. Rinehart stated that they take Maryland State Medical Assistance. She did mention that two of the children are transported from a private school in Delaware but they are residents of Maryland.

Ms. Hicks inquired about the adult services they provide. Dr. Weber stated that there are staff who work with adults but they meet with the adults in their homes rather than in the office. She asked if any of the Board of Directors live locally. Dr. Weber answered that the majority of them are Harford or Baltimore County residents.

Mr. Olewine entertained additional questions from the Board. Dr. Weber stated that they will be good neighbors and that in the 36 years of Key Point Health Services they have had no incidents. They are dedicated professionals who made approximately 250,000 visits among their existing offices.

Mr. Olewine entertained support for or against this request. Both Mr. Russ Weber and Ms. Rebecca Buckland spoke in support of Key Point.

Ms. Hicks asked if they had any conversations with any residents in the area. Dr. Weber stated he had spoken with a member of the Planning Commission who lived in the area.

MOTION: Motion was made by Ms. Hicks to approve the special exception request for Key Point Health Services. The motion was seconded by Ms. Schwartz and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Chip informed the Board that there will be five cases at the July meeting. There are two special exception requests and three setback variances.

The next meeting of the Board will be Thursday, July 19, 2018.

There being no further questions Mr. Olewine adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Brenda Humphreys