

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
JULY 18, 2019
MINUTES**

Present: Robert Olewine; Heather Mahaffey; Shirley Hicks; David A. Beste, Esq., Legal Counsel

Absent: Dawn Schwartz; Richard Czernik

The meeting was called to order by Mr. Olewine. He called for a motion to approve the minutes from the June 20, 2019 meeting.

ACTION: Motion was made by Ms. Mahaffey to approve the minutes from the June 20, 2019 meeting as written. The motion was seconded by Ms. Hicks and unanimously approved.

CASE # 1546 – REQUEST OF WILLIAM F. RIDDLE, ESQUIRE REPRESENTING NEW HEALTH OF NORTH EAST, LLC FOR A SPECIAL EXCEPTION FOR A MEDICAL OFFICE USE. THIS ACTION CONCERNS PROPERTY LOCATED AT 101 CHESAPEAKE BOULEVARD, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2439, ZONED C-2 (HIGHWAY COMMERCIAL)

Mr. William F. Riddle, Esquire was in attendance to address this request. He stated he is before the Board to represent New Health of North East, LLC. He stated they are requesting a special exception for placement of a multi-specialty practice at 101 Chesapeake Boulevard. He stated the doctors are currently located at 330 E. Pulaski Highway. The building is approximately 2,317 square feet and they will be performing the same or similar practice they have currently.

The three doctors involved in the practice will be Dr. Hien Nguyen, Dr. Prakash Vaidy and Dr. K. Neelkantan. Their plan is to have one doctor in the office at a time where they will see approximately 50 patients per day. There will be no dispensing of medication but they will write prescriptions for their patients in behavior health, pediatrics and surgical services.

This building was the former location for Dr. Falco's practice. It is built out for medical uses. New Health of North East will not be utilizing the entire building. There are no issues with ingress and egress and they do not believe there will be any issues with traffic congestion since this has been a medical office use in the past. There are adequate water/sewer facilities and they don't anticipate any burden on the police, fire services, etc. for this use.

They are requesting the special exception in order to move their existing use in to this larger facility at 101 Chesapeake Boulevard. He offered to answer any questions the Board might have.

Ms. Hicks inquired the reason for their move. Mr. Riddle stated there were some issues with the current landlord and it is not a good situation for them. She mentioned she understands they will not be dispensing medication and asked if Mr. Riddle could be more specific regarding what type of behavioral health needs would be met by the doctors.

Mr. Riddle stated Dr. Vaidy will be doing general surgery at the surgery center. Dr. Neelkantan is a pediatrician. Dr. Nguyen also does surgery and will be involved in behavioral health. This could be anything from a regular doctor's visit to treating and counseling for addictions. He confirmed there would be no dispensing of medications at this location.

Mr. Olewine entertained questions or comments from the audience. There were no questions.

Mr. Olewine read the recommendation from the Planning Commission concerning this case which was before them at their meeting on Monday, July 15, 2019. (See attached)

MOTION: Motion was made by Ms. Mahaffey to approve the special exception for medical use for New Health North East, LLC at 101 Chesapeake Boulevard. The motion was seconded by Ms. Hicks and unanimously approved.

OLD BUSINESS: There were no items of old business for discussion.

NEW BUSINESS: Mr. Bromwell informed the Board there was one case submitted for the August meeting for additional wall signs for the Taco Bell on Belle Hill and Rt. 279.

The next meeting will be on August 22, 2019.

There being no further business to discuss the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Brie Humphreys