

**TOWN OF ELKTON  
BOARD OF ZONING APPEALS  
MARCH 16, 2023  
MINUTES**

**Present:** Kelly Bedder; Dawn Schwartz; Shirley Hicks; Sam Goldwater; Chip Bromwell, Zoning Administrator; Lisa Blackson, Esq., Legal Counsel

**Absent:** None

Ms. Lisa Blackson opened the meeting and stated the first item which needed to be addressed is the Election of Officers. She called for a nomination for Chair of the Board of Zoning Appeals.

**MOTION: Motion was made by Mr. Goldwater to nominate Ms. Kelly Bedder as Chair. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Ms. Schwartz – Aye. The motion passed unanimously**

Ms. Blackson called for a nomination for Vice Chair of the Board of Zoning Appeals.

**MOTION: Motion was made by Ms. Bedder to nominate Ms. Hicks for Vice Chair. The motion was seconded by Ms. Schwartz with the remaining Board members voting as follows: Mr. Goldwater – Aye. The motion passed unanimously.**

Ms. Bedder called the meeting to order. She asked if there were any corrections to the minutes. There being no corrections she called for a motion to approve the minutes from the February 16, 2023 meeting as written.

**ACTION: Motion was made by Mr. Goldwater to approve the minutes from the February 16, 2023 meeting as written. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Ms. Schwartz – Aye, Ms. Bedder – Aye. The motion passed unanimously.**

**CASE # 1621 – REQUEST OF MONTEROSSO REAL ESTATE II LLC FOR A VARIANCE FOR ONE ADDITIONAL WALL SIGN. THIS ACTION CONCERNS PROPERTY LOCATED AT 239 S. BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 033A, PARCEL 2219 AND ZONED C-2 (HIGHWAY COMMERCIAL)**

Mr. Vincent Monterosso was in attendance to address this request. Ms. Blackson swore in Mr. Monterosso. He stated the business currently in his building is currently using two units in the building. Each unit is allowed one wall sign. He noted there is potential for the business to move into a third unit in the future. He is requesting approval for the second wall sign.

Mr. Goldwater asked if the Board could preapprove the third sign. Mr. Bromwell stated he would have to come back before the Board if he should need a third sign in the future. The request has to be advertised prior to their appearance before the Board.

Ms. Hicks asked if the Stress Factory and Elkton Cleaners are the units which currently have wall signs. Mr. Monterosso stated the units he is asking about are on the other side of those businesses. They are units 5 and 4 (the numbering runs backward in the shopping center).

Ms. Bedder said the Board will make a decision in a few minutes if he wished to wait.

**MOTION: Motion was made by Mr. Goldwater to approve the variance request for one (1) additional wall sign. The motion was seconded by Ms. Hicks with the remaining Board members voting as follows: Ms. Schwartz – Aye; Ms. Bedder – Aye. The motion passed unanimously.**

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Bromwell stated there is one case for the April meeting for a special exception for placement of a physical therapy facility for Pivot Physical Therapy at 133 North Bridge Street. He mentioned the Zoning Ordinance has been updated to allow medical uses in some areas of the Town Center zone. This business will be located in the Town Center zone where the old Burkley Building is located at the corner of High and Bridge Streets.

Mr. Bromwell explained the Town will be creating a future ‘hospital zone’ so this is basically the beginning of that change. He stated this ‘future’ zone would basically be properties located on the north side of West Main Street; both sides of North Bridge Street (MD 213); the south side of the Amtrak railroad; and the west side of Bow Street. He explained there have been people trying to get medical uses into the buildings for years and it’s really not in the center of Town. Discussion ensued. Mr. Bromwell noted the Mayor & Commissioners want most of Main Street to be for retail (restaurants, cafés and similar uses).

**NEXT MEETING:** Ms. Bedder stated the next meeting of the Board of Zoning Appeals will be Thursday, April 20, 2023.

There being no further business to discuss Ms. Bedder called for a motion to adjourn the meeting.

**MOTION: Motion was made by Ms. Schwartz to adjourn the meeting. The motion was seconded by Ms. Hicks with the remaining board members voting as follows: Mr. Goldwater – Aye; Ms. Bedder – Aye. The motion passed unanimously and the meeting was adjourned at 6:19 p.m.**

Respectfully submitted,

Brie Humphreys