

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
APRIL 20, 2023
MINUTES**

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

Absent: Kelly Bedder

This meeting was held in a hybrid format (online and in person). Two of the three Board members (Ms. Schwartz and Mr. Goldwater) were in attendance via the Zoom meeting.

Ms. Hicks 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 March 16, 2023 meeting as written.

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

CASE # 1622 – REQUEST OF BRYAN CHASTEEN REPRESENTING ATHLETICO MANAGEMENT LLC DBA PIVOT PHYSICAL THERAPY FOR A SPECIAL EXCEPTION TO OPERATE A PHYSICAL THERAPY FACILITY. THIS IS A MEDICAL USE WITH THREE PROFESSIONALS SEEING PATIENTS. THIS ACTION CONCERNS PROPERTY LOCATED AT 133 NORTH BRIDGE STREET, ELKTON, MARYLAND, TAX MAP 027G, PARCEL 0916 AND ZONED TC (TOWN CENTER)

Ms. Blackson, attorney for the Board of Zoning Appeals, stated anyone who intends to testify for this case needed to be sworn in. Those representing this case were sworn in.

Ms. Michelle Thompson was in attendance to address this request before the Board. Ms. Thompson stated she is the Regional Director for Pivot Physical Therapy and on behalf of the company they are before the Board this evening requesting a special exception to operate a physical therapy office in the building at 133 North Bridge Street. Her purpose in being here is to help answer any questions regarding their operation and how that may impact the Town or community.

Ms. Thompson explained that at this location they plan to have two (2) physical therapists and one (1) physical therapy assistant as well as a small administrative staff that will assist with the day to day operations of the business.

She noted that Pivot Physical Therapy has been a part of the Elkton community for ten (10) years. They have forged relationship with doctors and others in the health care providers. She stated they do not prescribe or distribute any kind of medication and they do not operate any type of mental health or addiction treatments. She noted they were before the Planning Commission the previous week and received a unanimous recommendation for their special exception request. She said she would be happy to answer any questions anyone on the Board or in the audience might have regarding their work.

Ms. Hicks asked if they are currently renovating the space they will be occupying. Mr. Jon Carlson, In House Counsel for Athletico Management, stated they had another facility, which Michelle Thompson operated, and essentially they were unable to renew their lease. They were able to locate this space at North Bridge Street and were informed they needed a special exception to operate in the TC (Town Center) zone. They feel this new space is better for their needs and are looking forward to opening at this new location.

Ms. Hicks mentioned the floor plan which was included in their submission packet. She stated there a number of work areas and wondered how they would be used. Ms. Thompson stated she believes there is an office area for the therapist and two or three areas for physical therapy treatment. There also will be an open gym area and a break room.

Ms. Hicks asked if any board members have any questions. There being no questions from the other board members Ms. Hicks read the recommendation of the Planning Commission from their meeting. (See attached recommendation)

MOTION: Motion was made by Ms. Schwartz to approve the special exception for Pivot Physical Therapy to operate a physical therapy facility with three professionals seeing patients at 133 North Bridge Street. The motion was seconded by Mr. Goldwater with the remaining Board members voting as follows: Ms. Hicks – Aye. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell stated there are two cases for the May meeting, a sign variance for 218 East Pulaski Highway and a special exception for counseling services at 307 North Bridge Street.

NEXT MEETING: Ms. Hicks stated the next meeting of the Board of Zoning Appeals will be Thursday, May 18, 2023.

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

MOTION: Motion was made by Ms. Schwartz to adjourn the meeting. The motion was seconded by Mr. Goldwater with the remaining board members voting as follows: Ms. Hicks – Aye. The motion passed unanimously and the meeting was adjourned at 6:17 p.m.

Respectfully submitted,

Brie Humphreys