

**Town of Elkton
Elkton Historic District Commission
September 26, 2018**

PRESENT: Paula Newton, Chair; Brian Morgan; Will Whiteman; Brittany Schwartz; Nancy Yerkes; Jeanne D. Minner, Director of Planning; David Beste, Esq., Legal Counsel

ABSENT: None

Ms. Newton called the meeting to order at 6:00 PM and stated that this is a meeting of the Historic District Commission and that a quorum was present. She stated that the Commission operates under the authority granted it by the Town of Elkton. She further stated that the qualifications of the Commission members are on file with the Town of Elkton. The basis of the decisions of the Commission be consistent with the Town's Ordinances, they are on file with the Town of Elkton and are hereby made a part of the record of each and every action of the Commission at today's meeting. Each application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application.

Ms. Newton stated that the first item on the agenda was approval of the minutes from the August 29, 2018 meeting. She asked if any member had any corrections. Hearing none, she asked for a motion.

MOTION: Mr. Whiteman made a motion to approve the minutes of August 29, 2018. Ms. Schwartz seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda.

Request by Ms. Alesia L. Mills for approval of exterior renovations to the façade and installation of a sign bracket and sign at 130 E. Main Street, Elkton.

Ms. Mills introduced herself to the Commission. She stated that she was here this evening to request approval for exterior improvements to 130 E. Main Street. She stated that she wished to replace the crown molding, scrape existing paint and repaint, replace the doors on the advertising board and repair the board, install a new sign bracket and sign, and replace the lights and light fixtures for the hanging sign.

Ms. Newton asked if any audience members wished to speak in favor of the request.

Ms. Kela Chose stated she was in favor of the request.

Ms. Newton asked if any audience members were opposed to the request. Hearing none, she asked if any of the Commission members had any comments or questions.

Discussion ensued regarding the scope of the project, paint coloring, and whether the molding could be composite or had to be wood. The Commission did not object to composite as long as it matches.

Ms. Newton asked for any further questions. Hearing none, she requested a motion.

Mr. Whiteman made a motion to approve the application as presented. Ms. Schwartz seconded the motion and the motion passed unanimously.

New Business: Ms. Newton stated that she read in the paper that the Historic District Commission would be involved in decisions regarding vendors in the downtown. She asked what the Commission would be contributing to that discussion.

Ms. Minner stated that contrary to the article the Commission would not be involved. She stated that the Commission is not charged with those decisions, that the Commission is charged with the fabric of the Historic District. She asked Mr. Beste for his advice.

Mr. Beste stated the Commission members should abstain from involving themselves in any way on that issue.

Ms. Newton raised the issue of how the contingencies to their motions are conveyed to the applicant and code enforcement.

Ms. Minner stated that a formal letter is sent to the applicant but she did not know if code enforcement was informed.

Mr. Whiteman stated that he found that at times when contingencies are placed on the motion, the applicant puts something else in under the belief that they would “rather do it and be scolded than told no.” He suggested that the applicant has to give the inspectors forty-eight (48) hours notice before installation.

Ms. Minner thanked Ms. Newton for the information on the George Washington Carver School.

Ms. Newton provided a synopsis of the information she provided Ms. Minner regarding the school.

Ms. Minner updated the Commission on the three (3) grants the Town has been awarded: 1) the grant for the windows for the old stone house at Elk Landing; 2) the grant for the town square; and 3) the grant for the neighborhood community center. She added that the Town is working on a project to provide ball fields out by Elk Landing, on either side of the detention road off Landing Lane. She further explained which parts of the Elk Landing property were under the Maryland Historic Trust easement, which restricted uses of the property.

Old Business: None.

Ms. Newton requested a motion to adjourn.

MOTION: Mr. Morgan made a motion to adjourn. Ms. Schwartz seconded the motion and the motion passed unanimously.

The meeting adjourned at approximately 6:40 PM.