

**TOWN OF ELKTON  
PLANNING COMMISSION  
JANUARY 16, 2018**

**PRESENT:** David Wiseman; G. Edward Ginder; Keith Thompson; William Muller; Lisa M. Hamilton Blackson, Esquire; Jeanne D. Minner, Director of Planning, Theresa Thomas, Assistant Planner

**ABSENT:** David Fordyce; Rick Keane

Mr. Wiseman called the meeting to order at 7:00 p.m.

**ACTION:** A motion was made by Mr. Ginder to approve the minutes from the December 11, 2017 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

**PUBLIC HEARING – ORDINANCE 1-2018 – AMENDMENT TO TOWN OF ELKTON ZONING ORDINANCE, ARTICLE II BASIC DEFINITIONS AND INTERPRETATIONS, ARTICLE X PERMISSIBLE USES, SECTION 7, PERMISSIBLE USES TABLE AND ARTICLE XII SUPPLEMENTARY USE REGULATIONS**

Ms. Minner presented the amendment change for consideration by the Board. She addressed each section of the Ordinance where corrections/changes are being recommended.

These recommendations included Article II - Basic Definitions and Interpretations with the addition of a definition for a 'counseling facility' as noted in Ordinance 1-2018 (attached).

Ms. Minner went on to address changes and additions to Article X – Permissible Uses, Section 7, Permissible Uses Table. Sections 2.113, 3.130, 3.140, 3.150, have been proposed as well as changes to the zoning and wording in subsections 3.110, 3.120, 7.100, and 7.200.

In addition changes are being proposed for Article XII Supplementary Use Regulations, Section 9, Clinics. Changes to zoning and wording are being proposed to the introduction and the following sections: Section 9, condition No. 10. Section 17 – addition of conditions 4-7.

Upon completion of the review by Ms. Minner, Mr. Wiseman entertained questions from the Board. Discussion ensued regarding distance of clinics to churches. It was explained by Ms. Minner that churches were not included due to the uses of the two not being at the same time during the week.

Mr. Wiseman entertained questions from the audience. There were none.

**MOTION:** Motion was made by Mr. Ginder to recommend approval of Ordinance 1-2018 as written. The motion was seconded by Mr. Thompson and unanimously approved.

**OLD BUSINESS:** Mr. Ginder noted that the Board of Zoning Appeals did not impose any of the restrictions recommended by the Planning Commission with regard to Tim's Used Tires. Ms. Blackson stated she felt the reason was that the concrete pad is required as part of the conditions of the special exception and therefore if the owner does not comply with that condition then it would be addressed through the court system.

**NEW BUSINESS:** Ms. Minner informed the Board that the Ashland property on Main Street has been purchased by Anglin Construction. This company places concrete curbs and deals in cultured marble product. She noted that they may utilize the railroad spur at that location. She stated that they would likely be hiring approximately 50 employees.

Mr. Ginder inquired as to the status of the Lidl project. Discussion ensued regarding the water line and whether it had been completed.

Ms. Minner mentioned that Starbucks would be opening at the Season's Pizza location in Elkton. She also noted that the Pedestrian Plan meeting would be held January 17<sup>th</sup>, between 5:30 and 7 p.m. in the Municipal Building.

Mr. Wiseman noted the date of the next Planning Commission meeting would be Monday, February 12, 2018.

There being no further business to discuss he adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Brenda Humphreys