

**TOWN OF ELKTON  
PLANNING COMMISSION  
APRIL 8, 2013**

**PRESENT:** Asma Manejwala; Sue Whitaker; Brad Carrillo G. Edward Ginder; Cameron A. Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

**ABSENT:** David Wiseman; H. Fred Thomas, II; Commissioner Mary Jo Jablonski

Ms. Manejwala called the meeting to order at 7:00 p.m.

**ACTION:** Motion was made by Mr. Ginder to approve the minutes from the March 11, 2013 Planning Commission meeting. The motion was seconded by Ms. Whitaker and unanimously approved.

**CASE # 1446 – REQUEST OF RODNEY W. HEINZE, 15 RADCLIFFE COURT, ELKTON, MARYLAND FOR A SPECIAL EXCEPTION TO OPERATE A HOME OCCUPATION. THIS ACTION CONCERNS PROPERTY LOCATED AT 15 RADCLIFFE COURT, ELKTON, MARYLAND, TAX MAP 323, PARCEL 2344, ZONED R-3**

Sylvia Heinze was in attendance to address this request. She stated she and her husband have lived in Elkton for two and a half years. They are both interested in doing consulting work from their home. He has been a manufacturer's rep and she is currently a nurse. Neither of them will be seeing people at their home nor will there be any signage placed at their residence.

Ms. Manejwala noted that Kensington Courts has a Homeowner's Association and inquired whether they would need HOA approval. Ms. Heinze affirmed that they would need approval.

Ms. Manejwala entertained questions from the Board. She questioned Ms. Minner as to whether a timeframe should be placed on this special exception. Ms. Minner stated there was no requirement but that the Board of Zoning Appeals might choose to place a specific timeframe when this request is before that Board.

Ms. Manejwala entertained questions or comment from the audience. There were none.

**MOTION:** Motion was made by Mr. Carrillo to recommend approval of the special exception to the Board of Zoning Appeals as presented.

**AMERICAN ENGINEERING & SURVEYING, INC. REPRESENTING SOUTH STREET ASSOCIATES, LLC, ADD-ON SUBDIVISION PLAT, 105 SOUTH STREET, ELKTON, MARYLAND, TAX MAP 311, PARCELS 1082 & 1858, ZONED RO**

Mr. Stanly Granger of American Engineering & Surveying, Inc. and Mr. Tom Jones were in attendance to address this request. Mr. Jones is the owner of Parcel 1082 and he is requesting the

add-on subdivision for his property. This will allow the building located on Parcel 1082 to be located on the correct parcel. During the survey it was found that the structure encroached on the neighboring parcel which is owned by Mr. John Downs. This add-on subdivision would allow a two foot piece to remove the encroachment and a three foot easement area in order to maintain the structure.

Ms. Manejwala asked if they had any issues with addressing comments from the Town of Elkton. Mr. Granger stated that he has addressed most of the comments and other than adding additional size to the add-on subdivision he sees no problems in addressing all the comments.

Ms. Manejwala entertained questions from the Board and the audience. There were none.

**MOTION: Motion was made by Mr. Ginder to approve the Add-On Subdivision for 105 South Street as presented. The motion was seconded by Ms. Whitaker and unanimously approved.**

**PUBLIC HEARING – AMENDMENT 2-2013 TO TOWN OF ELKTON ZONING ORDINANCE, ARTICLE XII SUPPLEMENTARY USE REGULATIONS, SECTION 29. HOUSING FOR THE ELDERLY OR HANDICAPPED (1.430)**

Ms. Minner advised the Board that the amendment will be a recommendation to the Mayor & Commissioners. She pointed out changes in the wording to this article regarding section 1b.

She also noted an amendment to the requirements for road frontage to be changed from 150 feet to 100 feet. She provided a history of the previous change during the Elkton Senior Apartment project. The current change is being requested for a project being proposed on North Street for senior housing. There was a question regarding the Zoning Ordinance requirements and the proposed size of the project.

Ms. Manejwala opened the floor for public comment. There were no comments from the audience and therefore the floor was closed for public comment.

Ms. Manejwala entertained additional questions or comment from the Board. There were none.

**MOTION: Motion was made by Mr. Ginder to recommend approval of Amendment 2-2013 to the Mayor & Commissioners as presented. The motion was seconded by Mr. Carrillo and unanimously approved.**

**OLD BUSINESS** – Ms. Minner addressed a change to the subdivision plat for the Upper Chesapeake Corporate Center project by Nowland Associates in order to add approximately 30 additional parking spaces to the rear of the building. She requested their consensus on whether this needed to come before the Board or could be decided administratively. The consensus of the Board was to allow the decision to be made administratively.

**NEW BUSINESS** – Ms. Minner inquired whether the Board received copies of the new Zoning maps and whether they had any questions or comments. She advised the Board that there were a number of requests for rezoning during the Comprehensive Rezoning and these requests would be presented together at a future meeting. They would present these requests at a public meeting so the public would have the opportunity to comment on the requests.

There was discussion regarding the C-1 areas within the Kensington Courts subdivision and Ms. Minner explained the reasoning for that zoning as proposed by the previous developer. She recommended that those areas be changed during the Comprehensive Rezoning.

The next meeting of the Planning Commission is scheduled for May 6, 2013.

There were no additional items for discussion and Ms. Manejwala adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Brenda Humphreys