

**TOWN OF ELKTON
PLANNING COMMISSION
NOVEMBER 10, 2014**

PRESENT: Asma Manejwala, G. Edward Ginder; David Fordyce; Rick Keane; Cameron Brown, Esquire; Jeanne D. Minner, Director of Planning; Theresa C. Thomas, Assistant Planner

ABSENT: Keith Thompson; Steve Leonard; 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 October 6, 2014 Planning Commission meeting with the following amendment: under the first action item correct "The motion was seconded by Mr. Ginder to read "The motion was seconded by Mr. Fordyce". The motion was seconded by Mr. Keane and the motion passed unanimously.

MR. GEORGE PATCHELL, EXECUTIVE DIRECTOR OF THE YMCA, REQUEST FOR ANNEXATION OF 25 YMCA BOULEVARD, TAX MAP 309, PARCEL 100 ZONED BI UNDER CECIL COUNTY ZONING WITH A PROPOSED ZONING CLASSIFICATION OF C-2 UNDER TOWN OF ELKTON ZONING

Mr. Patchell introduced himself to the Commission. He stated that he was here tonight representing the YMCA's request for annexation into the corporate limits of the Town of Elkton. He stated that this is the culmination of an on-going process between the Town and the YMCA, which began in 2009. He stated that the YMCA currently receives water from the Town at the out-of-town rate charge and that it is currently on a septic. He stated that since the YMCA is within 1,000 feet of the creek it is in the Critical Area and the State would prefer that they be connected to the Town sewer system.

Ms. Minner explained the status of the proposed annexation and that the Commission would be making a recommendation to the Mayor and Commissioners who would be holding a public meeting on the project at their December 3, 2014 meeting.

Discussion ensued as to why the YMCA wished to be annexed, what would happen to the current on-site septic system, and whether or not the tie-in to the Town's sewer system was contingent on the annexation being approved.

Ms. Minner stated that it was Town policy that if a property wished to be connected to the Town's sewer and/or water that it had to be annexed.

Discussion continued regarding the location of the sewer tie-in and whether or not it would be through a force main.

Ms. Minner explained that the sewer line being tied into was a 2" line and would be a force main.

Mr. Patchell explained that the YMCA would be paying for the cost of construction of the force main as well as the cost of the hookup fees. He stated that the YMCA had been awarded a grant from the Bay Restoration Fund to aid in paying the costs.

Ms. Manejwala questioned as to whether they would be using the Town services for trash pick-up.

Mr. Patchell stated that they would be using a private service.

Ms. Minner stated that the Town trash pick-up services were for residential properties only and that commercial enterprises needed to arrange for private pick-up.

Mr. Keane asked if the YMCA, since they are a non-profit, would be paying for their own water costs.

Mr. Patchell stated that they currently do pay for their own water usage and would continue to do so as well as pay future sewage fees.

Mr. Fordyce asked if there were any plans for further development of the site.

Mr. Patchell stated that in the future they were considering the installation of a family-friendly outdoor swimming pool. He stated that was an amenity they saw a need for in this area. He stated currently they cannot get approval by Cecil County Health Department because their septic field is considered at capacity. He stated being connected to the Town's sewer system would eliminate that hurdle.

Ms. Manejwala asked for any comments or questions from the audience. There being none, she asked for any further comments or questions from the Commission. There being none, she asked for a motion.

Mr. Ginder recused himself from voting due to a long association to the YMCA.

MOTION: Motion was made by Mr. Fordyce to recommend approval of the annexation request to the Mayor and Commissioners as presented. The motion was seconded by Mr. Keane and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Ms. Minner briefly outlined for the Commission the zoning amendments that would be before the Commission for recommendation to the Mayor and Commissioners at the next meeting on December 8, 2014. She stated that they would be receiving the amendments in their entirety for their review prior to the December meeting.

Ms. Minner stated that she would be reviewing the annexation procedures in other communities and she would be proposing an amendment to the Town's Zoning Ordinance and/or Charter and Code clarifying the procedural process for annexing property, particularly the role of the Planning Commission.

There being no further business Ms. Manejwala adjourned the meeting at approximately 8:40 p.m.