

**TOWN OF ELKTON
PLANNING COMMISSION
March 6, 2017**

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

ABSENT: Mayor Robert J. Alt, Ex-Officio

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 February 9, 2017 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

ORDINANCE 04-2017 – AMENDMENT TO TOWN OF ELKTON ZONING ORDINANCE, ARTICLE X PERMISSIBLE USES, SECTION 7 PERMISSIBLE USES TABLE TO ALLOW FOR DRIVER TRAINING AND ADULT VOCATIONAL SCHOOLS IN THE C-1, C-2, C-3, BI AND B-P ZONES

Ms. Minner stated the Town received a request for a driver training school. In the past educational facilities were allowed in the BI zone, but quickly realized children in those areas are not the best situation and therefore they were removed from those areas. She stated it would make sense to allow adult driver or vocational schools in this zone.

Mr. Wiseman entertained any questions or comment from the Board.

MOTION: Motion was made by Mr. Ginder to recommend approval of the amendment to Article X Permissible Uses, Section 7 to the Mayor & Commissioners. The motion was seconded by Mr. Fordyce and unanimously approved.

AMENDMENT TO ELKTON ZONING ORDINANCE, ARTICLE XII SUPPLEMENTARY USE REGULATIONS, SECTION 16, HOME OCCUPATIONS, CLERICAL OVERSIGHT (NUMBERING)

Ms. Minner explained that during the update to the Zoning Ordinance in 2013 the numbering for Section 16 of Article XII Supplementary Use Regulations was incorrectly listed. This would be a clerical correction only.

Mr. Wiseman entertained any questions or comment regarding this correction.

MOTION: Motion was made by Mr. Thompson to recommend approval of the clerical correction for Article XII Supplementary Use Regulations, Section 16 Home Occupations to the Mayor & Commissioners. The motion was seconded by Mr. Keane and unanimously approved.

2016 ANNUAL REPORT

Ms. Minner stated that each year the Town is required to provide a summarized listing of activities with respect to planning and zoning to the Maryland Department of Planning. There was discussion of specific areas of the report and the Board members asked questions with regard to some of the information. Questions were raised about the Critical Area, its purpose and location which Ms. Minner addressed.

MOTION: Motion was made by Mr. Keane to recommend approval of the 2016 Annual Report to the Mayor & Commissioners as written. The motion was seconded by Mr. Fordyce and unanimously approved.

OLD BUSINESS:

Ms. Minner inquired whether all Board Members had taken the MDP Training Course. Mr. Muller, the newest member, stated he had completed the majority of the course.

Ms. Minner noted there is some activity with Walmart projects. Lidl is moving closer to getting their public works agreement. The Shoppes at Elkton and the Union Hospital Behavioral Center will be submitted for the April meeting.

NEW BUSINESS:

Ms. Minner stated she is working on the Sustainable Communities plan for the Town which provides a framework to the State of the Town's issues with respect to economic development, environment, transportation, and housing. It lists projects which the Town is interested in and tackling in order to obtain funding from the State to implement them. She stated we have accomplished about 50% of the list from 2012.

The next Comprehensive Plan is due in 2023. The next census is done in 2020 and it is good to have that information just prior to the plan being redone.

Mr. Keane asked about energy star requirements for building. Ms. Minner stated the Building Code would make those types of requirements and Mr. Bromwell could answer those specific questions. She said she would speak with him about it.

Mr. Ginder questioned why there are tires in front of Tim's Used Tires on Route 40 since one of the requirements was that tires are prohibited on the outside of the building. He also mentioned that the sign there is still on the ground.

Mr. Ginder inquired about a property on Park Circle where there are a number of untagged vehicles in the side yard. Ms. Minner stated she would inform Code Enforcement.

Mr. Keane mentioned the fence at the RMR property on Bridge Street had been repaired. The house in Elkton Heights has also been cleaned up and boarded up. Discussion ensued regarding what could be done with abandoned properties.

The next meeting of the Planning Commission will be Monday, April 10, 2017.

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

Respectfully submitted,

Brie Humphreys