

TOWN OF ELKTON
PLANNING COMMISSION
November 6, 2017

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

ABSENT: David Fordyce

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 September 11, 2017 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

REQUEST OF MARY ELLEN VOLPA, 252 THOMAS JEFFERSON TERRACE, ELKTON, MARYLAND FOR A HOME OCCUPATION. THIS ACTION CONCERNS PROPERTY LOCATED AT 252 THOMAS JEFFERSON TERRACE, ELKTON, MARYLAND, TAX MAP 307, PARCEL 2451, ZONED R-2

Ms. Volpa informed the Board she has been a licensed realtor in Maryland since 2005. She recently opened her own business and has taken on brokers in Maryland and therefore she wanted an office in the Elkton area. She has licenses in Delaware, Florida and Maryland with offices in Middletown, DE and another in Florida.

She went on to state that they rarely have clients come to the office. Normally she will meet with them in their home or office.

Mr. Wiseman noted that she had addressed all the criteria required for the home occupation in writing and he did not find any outstanding issues. He asked if her neighbors were aware of the office being placed in her home and she confirmed that they were. Mr. Thompson inquired about deed restrictions for the home occupation. Ms. Volpa stated she was not aware of any but that her nephew owned the house. Ms. Thomas noted there are currently other businesses in the Patriots Glen Subdivision.

Ms. Minner questioned whether there are any other employees who will be working at the house. Discussion ensued regarding the requirements of the ordinance with regard to this question. Ms. Volpa stated no one else will be working out of her home.

Mr. Wiseman entertained any additional comment or question.

MOTION: Motion was made by Mr. Ginder to approve the home occupation for 252 Thomas Jefferson Terrace. The motion was seconded by Mr. Thompson and unanimously approved.

OLD BUSINESS: The tabled zoning amendment for boats, trailers, and RV's is still being reviewed. The Shoppes at Elkton still needs a water connection. Aspen Dental has applied for permits and is currently being constructed. There are two other retail units which we have no plans for at this time.

There was discussion regarding tree removal at a number of commercial properties in Town, such as Royal Farms, 7-Eleven, Food Lion and Walmart. These trees will need to be replaced as part of their bufferyard requirements. Most of the businesses have been addressed regarding the removal of trees.

Ms. Minner noted that the medical moratorium issues are continuing to be looked at and they are hoping to have completed and approved any amendments by the end of the 6 month moratorium.

There was discussion regarding the old George's Hotel which is currently owned by Cecil Bank.

Mr. Ginder noted his disagreement with Mr. Bromwell regarding Tim's Used Tires and the trailers. It was noted their special exception has expired and they would be coming in for another special exception in December.

Discussion ensued regarding the number of permits which have been submitted and approved since the major facilities fees were temporarily suspended.

Discussion regarding the Open Meetings Act ensued.

There was discussion regarding the burned out property on Hollingsworth Street in Elkton Heights.

NEW BUSINESS: None

Mr. Wiseman noted the date of the next Planning Commission meeting is Monday, December 11, 2017.

There being no further business to discuss he adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Brenda Humphreys