

**TOWN OF ELKTON  
PLANNING COMMISSION  
JUNE 11, 2018**

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

**ABSENT:** David Wiseman

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

**ACTION:** A motion was made by Mr. Fordyce to approve the minutes from the April 9, 2018 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

**CASE # 1522 – REQUEST OF JOSEPH HOUSTON REPRESENTING HEARTLAND DENTAL FOR A SPECIAL EXCEPTION TO OPERATE A DENTAL OFFICE IN THE C-2 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT 1189 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 316, PARCEL 2336, ZONED C-2 (HIGHWAY COMMERCIAL)**

Ross Smith of Hill Foley & Rossi was in attendance to address this request. He stated that Heartland Dental is proposing to place a dental office where the PNC Bank had been located near Chili's Restaurant in Delancy Plaza. The only exterior changes they plan to make to the building are to remove the drive thru canopy and refinish the roof on that side of the building. The interior will be a dental office and treatment rooms.

Mr. Ginder inquired what the timeframe would be for opening. Mr. Smith stated he believed they planned to open before the end of the year. Mr. Ginder asked Ms. Minner if she had any issues with the project. She stated she did not. Mr. Keane asked if there are any different requirements for water and sewer for this type of use. Ms. Minner responded that this use would be no different than other commercial uses. The Building Department would be responsible to ensure any required changes to the interior of the building. Mr. Ginder noted that the x-ray machines, etc. would likely be controlled by State regulations.

Mr. Ginder called for additional questions or comments regarding this request. There were none. Mr. Ginder entertained questions or comments from the audience. No one spoke in favor of or against this request.

**MOTION:** Motion was made by Mr. Fordyce to recommend approval of the special exception for a dental office at 1189 E. Pulaski Highway. The motion was seconded by Mr. Thompson and unanimously approved.

**CASE # 1524 – REQUEST OF DR. KARL WEBER REPRESENTING KEY POINT HEALTH SERVICES, INC. FOR A SPECIAL EXCEPTION TO OPERATE A COUNSELING OFFICE IN THE C-2 ZONE. THIS ACTION CONCERNS PROPERTY LOCATED AT 327 CURTIS AVENUE, ELKTON, MARYLAND, TAX MAP 314, PARCEL 0256, ZONED C-2 (HIGHWAY COMMERCIAL)**

Dr. Karl Weber, Linda Rinehart and Russ Weber were in attendance to address this request. Dr. Weber noted that the main headquarters for Key Point Health Services, Inc. is in Aberdeen, Maryland. They are an outpatient mental health business of approximately 300 employees in various locations within the state of Maryland. He stated they are moving their location in Perryville to Elkton. They have been in business for 36 years and are a 501c3 corporation. He stated that they have signed a lease contingent upon receiving approval from the Town. Their main services are for children who are at risk. They provide children's psychiatric services and outreach services to children in their homes in addition to group counseling at the proposed location on Curtis Avenue.

He noted that currently there are two other businesses at this location (church and podiatrist office) and if the special exception is approved the other businesses will be moving out of the building and their organization will then occupy the entire building.

Mr. Fordyce requested more information about the patients that would be seen at this location and questioned how they know the clientele would increase if they moved to Elkton as was stated. Ms. Rinehart gave an overview of the frequency of children at the offices and the activities provided, the age groups and the nights they would be at this location. She stated they have one hour meetings two times a week. The teenage kids are in a different group from the younger children and they meet different days of the week. The Perryville location provides transportation for a number of the children and she stated many of them come from the Elkton area. Moving to Elkton would make it more convenient for the parents who drop their children off and cut down on the time children spend being transported between Elkton and Perryville if they live in Elkton.

She explained that due to the subjects that need to be addressed with the children they try to make the activities fun, as well as informative, and this makes it easier for their clients to open up and work through their problems. Mr. Fordyce asked what the number of clients would be on any given evening at this location. Ms. Rinehart stated there would be no more than 20 at any time and that is a high estimate.

Mr. Fordyce asked whether there is enough parking provided at the proposed location. Ms. Rinehart noted that the majority of the children are transported by Key Health.

Mr. Ginder asked how many staff would be at this location. Ms. Rinehart stated there would be two staff members but are looking at the possibility of four depending upon the number of clients. He asked the hours of operation of the business. Ms. Rinehart stated staff would be onsite between 11 am and 7:30 pm. with children there in the evening from 3:00 pm to 7:30 pm. She added that there are no Friday hours at this time. When questioned whether the activities

would be inside or outside she stated the majority of the time the children would be inside the building but they do like to give them some time doing outdoor activities as well.

Mr. Ginder asked if any medications would be given out at this location. Dr. Weber stated that they do not give out medications at this location and they do not do drug or alcohol treatments. He noted that two of their other locations, outside Elkton, do prescribe medications.

Mr. Ginder asked if any building inspections would need to be completed prior to their moving into the building. Dr. Weber said he understood that the Elkton Building Department would need to inspect the interior of the building and they also have their own licensing inspections that are done annually for national accreditation which is similar to those done for hospitals.

Mr. Ginder entertained additional questions from the Board. There were none. He entertained comments from the audience either for or against this proposed use.

Ms. Rebecca Buckland, property manager for 327 Curtis Avenue, spoke in favor of this use and stated she was happy to have them as a tenant.

Dr. Weber inquired when they might receive notification of the Board of Zoning Appeals decision at the meeting on June 21<sup>st</sup>. They were informed that the decision would be made at the meeting on the 21<sup>st</sup>.

**MOTION: Motion was made by Mr. Fordyce to recommend approval of the special exception to the Board of Zoning Appeals contingent upon them meeting all requirements of the Town or State and requiring them to come back before the Board should they begin prescribing medication or begin drug or alcohol treatment at this facility. The motion was seconded by Mr. Thompson and unanimously approved.**

**OLD BUSINESS:** Ms. Minner informed the Board that the Town is working on the property in Elkton Heights which was burned out. Discussion regarding the owner of the property ensued and the fact that kids are starting to hang around the property.

Mr. Fordyce again addressed the house on Osage Street which needs repairs done and the fact that the windows on the second floor are broken out and need to be secured. Ms. Minner said she would check with the Building Official, Chip Bromwell about securing the building.

Mr. Muller mentioned a house at the corner of Delaware Avenue and Main Street where the ceiling and porch are falling in.

Mr. Thompson again noted the removal of trees at both Royal Farms locations at Augustine Herman Highway and Route 40. Ms. Thomas stated that Mr. Bromwell is contacting the Corporate Office since there has been no activity to replace those trees which were removed. Mr. Muller noted that the person to contact would be Ralph DeSantis regarding either of the stores.

**NEW BUSINESS:** Mr. Thompson noted the high grass on the empty lot at North Bridge and Elkton Boulevard. This is a continuing issue every year. It was noted that the property belongs to Lenore Woods and that she would be sent a letter to have the property cut. If it is not done in the timeframe called out in the letter then DPW will cut the grass and lien the property.

Other issues which were discussed included untagged and unregistered vehicles on properties and in the street. Ms. Blackson stated these issues would be handled by the police department.

Someone questioned whether the trailers at the Horton property on Pulaski Highway had been moved to the appropriate location as required by the special exception conditions.

Mr. Keane asked if there had been any updates on the Lidl project. Ms. Minner stated she believed it was on permanent hold.

Mr. Fordyce stated he had received a bill from Viking Pest Control billing him for services which he did not request. Ms. Blackson stated it sounded like something which should be brought to the attention of the Attorney General's office in Annapolis.

The next meeting of the Planning Commission will be held on Monday, July 16<sup>th</sup>.

There being no further discussion, Mr. Ginder adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Brenda Humphreys