

**TOWN OF ELKTON
PLANNING COMMISSION
JULY 16, 2018
MINUTES**

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

Absent: Rick Keane

Mr. Wiseman called the meeting to order at 7:00 PM.

MOTION: A motion was made by Mr. Thompson to approve the minutes of the June 11, 2018 Planning Commission meeting. The motion was seconded by Mr. Muller and unanimously approved.

CASE # 1528 – REQUEST OF MS. CYNTHIA PIXTON, REPRESENTING ADVANTAGE PSYCHIATRIC SERVICES LLC FOR A SPECIAL EXCEPTION TO OPERATE A COUNSELING OFFICE (PERMISSIBLE USE 3.150) AT 306 W. PULASKI HIGHWAY, TAX MAP 314, PARCEL 190, ZONED C-2.

Ms. Pixton and Ms. Tessa Worsham introduced themselves to the Commission. They explained that they were there to request a recommendation of approval to operate a counseling and psychiatric rehabilitation center for adults and children at 306 W. Pulaski Highway. Ms. Pixton read into the record how this site and her facility would meet the requirements for a special exception for this use (see Exhibit 1 attached).

Discussion ensued regarding the inspection schedule for the facilities by federal and state regulators; the number of other facilities in operation by Advantage Psychiatric Services LLC (6); that no patients were being treated for drug or alcohol abuse; the hours of operation (generally 8:00 AM to 5:00 PM and one (1) evening until 8:00 PM); patient transportation to and from the facility; and that the counseling has a 75% success rate in patients entering community employment.

Clarification was made that this was not a facility for the treatment of drug or alcohol abuse.

Mr. Wiseman asked if there were any questions and/or comments from the audience. Hearing none, he requested a motion.

MOTION: Motion was made by Mr. Ginder to recommend approval of the special exception as presented. The motion was seconded by Mr. Thompson and unanimously approved.

CASE # 1529 – REQUEST BY STEPHEN ROBINSON, REPRESENTING ALEXANDRA’S VILLAGE LLC, FOR A SPECIAL EXCEPTION TO OPERATE A PHYSICIAN’S OFFICE OF UP TO THREE (3) PROFESSIONALS SEEING PATIENTS (PERMISSIBLE USE 3.130) AT 677 E. PULASKI HIGHWAY, TAX MAP 316, PARCEL 2245, ZONED C-2.

Mr. Robinson introduced himself and Dr. Mohammad B. Afzal and Dr. Mohamed Ahmed to the Commission. He stated that they were requesting a recommendation of approval to relocate Drs. Afzal’s and Ahmed’s offices from Alpha One Medical at 300 E. Pulaski Highway to his building, Alexandria’s Village, located at 677 E. Pulaski Highway. He stated that Dr. Afzal was Board Certified in Internal Medicine and Dr. Ahmed practiced Interventional Pain Management. He presented Drs. Afzal’s and Ahmed’s resumes to the Commission (see Exhibits 1 and 2 attached).

Discussion ensued regarding the type of medicine practiced by each of the physicians; that none of their treatment was for alcohol or drug abuse; that there were no ‘walk ins’ seeking drug treatment; that no quantities of drugs were kept on site and what little was, was secured; that patients were by appointment only; that it was a ‘no cash’ business; that prescriptions were filled at a pharmacy; and that Mr. Muller had been contacted by a neighboring resident with concerns about the office being located there, especially since there were two (2) other businesses at that location catering to mainly children.

Mr. Wiseman asked if there were any questions/comments from the audience.

Ms. Linda Lane of 104 Wilson Avenue relayed her concerns with this location. She stated that she has concerns with an increase in drug traffic due to the office being located here. She stated that she already has witnessed drug transaction occurring in the area, specifically two (2) male adults on bicycles that meet several times a week and exchange money and baggies. She stated that there are individuals camping in the woods directly behind this facility. She stated that she has called the Elkton Police Department regarding these matters but not recently. She stated she had security concerns regarding the building. She felt it was not adequately fenced to prevent foot and bicycle traffic over the property.

Dr. Afzal responded that there would be no narcotics either dispensed or kept on site. He stated that the hours of operation would be 8:00 a.m. to 4:00 p.m.

Mr. Robinson stated that there are lights in the parking lot and behind the building. He further stated that he was fairly certain that Delmarva Power installed security cameras when they upgraded their substation on the adjoining property. He stated that he would check to make sure the fence was in good shape and provided adequate prevention of foot traffic.

Mayor Alt stated that should she observe drug transactions she should call 911 and report her suspicions and a police presence would be provided in the area.

MOTION: Motion was made by Mr. Thompson to recommend approval of the special exception as presented. The motion was seconded by Mr. Fordyce and the vote was as follows:

Mr. David Wiseman – yea
Mr. Ed Ginder – yea
Mr. Keith Thompson – yea
Mr. David Fordyce - yea

Mr. William Muller - nay

Mr. Wiseman asked if there was any new business or any old business. Hearing none, he stated the next meeting of the Planning Commission was August 6, 2018.

He adjourned the meeting at approximately 7:40 p.m.