

The Mayor and Commissioners of the Town of Elkton

MINUTES

June 13, 2012

A public meeting (workshop) of the Mayor and Commissioners of the Town of Elkton (“the Board”) was held on this date at 4:00 p.m. with the following persons present: Mayor Joseph Fisona, Commissioners Charles H. Givens, Sr.; Charles E. Hicks, V (arriving at 5:00 p.m.); Mary Jo Jablonski and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven Repole; Director of Parks & Recreation Mary Magaw; Director of Planning Jeanne Minner; Zoning Administrator J. Craig Trostle, Jr.; Administration Office Secretary L. Michelle Henson; Town Attorney H. Norman Wilson, Jr.; and Board of Zoning Appeals Attorney Jason Allison.

Mayor Fisona called the Workshop meeting to order at 4:00 p.m.

Discussion – Quick Home Energy Check Up

Ms. Asma Manejwala, American Home Energy Corporation, introduced herself to the Board. She stated the purpose of her appearance was to provide an overview of Delmarva Power’s Quick Home Energy Checkup Program, a program that was free to Maryland residents who had active Delmarva Power accounts. She provided a summary of the program, a copy of which was placed in the record of the minutes.

Discussion – Cecil County Historical Society – Smithsonian Exhibit

Ms. Giulia Hodge, Arts and Entertainment Council, introduced herself to the Board. She stated the purpose of her appearance was to request the Board’s support for the Smithsonian Museum on Main Street “Journey Stories” exhibit, which celebrated stories of immigration to our country.

Ms. Hodge stated the event required closure of portions of Main and North Streets. Mayor Fisona questioned if a permit had been obtained. Ms. Hodge stated she would stop at the Elkton Police Department to apply for the permit when she left the meeting.

Mayor Fisona queried the Board regarding a consensus to support the exhibit. It was the consensus of the Board to support the exhibit.

Discussion – Recreation/Community Center

Ms. Mary Magaw, Director of Parks & Recreation, stated the purpose of her appearance was to discuss the Board’s continuing dialogue regarding design of the Town’s proposed Recreation / Community Center. Referring to centers that were the subjects of recent tours by the Board, she expressed concerns that the Town’s facility

would be larger than needed. She stated she wanted a facility that was sufficient for current programs and could grow as needed.

Discussion ensued regarding costs associated with the revision of existing plans.

Discussion continued regarding design of gym areas and bleachers.

Mayor Fisona queried the Board regarding a decision to move forward with a requested revision to the existing plans. It was the consensus of the Board to move forward with a requested revision to the existing plans.

Discussion – Southside LLC PUD

Messrs. David Parrack, Esquire, and Bruce Schneider introduced themselves to the Board. Mr. Parrack, referring to his previous appearance before the Board to discuss the Southside LLC Planned Unit Development (PUD), stated the purpose of their appearance was to request revisions of the Town's Zoning Ordinance in order to assure that the project continued to move forward.

Mr. Parrack reviewed a previously distributed memorandum outlining Southside LLC's requested revisions. A copy of the memorandum was placed in the record of the minutes.

Mr. George stated the Town recently received a 10-year water appropriation permit from the Maryland Department of the Environment (MDE) regarding well no. 4, which would provide water to the PUD. Mr. George, referring to Mr. Parrack's statement that the development could take 20 to 30 years for build-out, stated the 10-year time limit on the permit placed the onus on the developer to demonstrate need for the water. He said if the development was not completed in 10 years, it may be difficult to renew the permit.

Ms. Minner advised the Board that state, county and local regulations changed from time to time, and a relaxation of zoning regulations to accommodate a project that could last up to 30 years had the potential to place the Town in a position of non-compliance with updated regulations in the long term.

Mayor Fisona stated the Board would discuss the Southside LLC's request with Ms. Minner and the Town's attorney.

Discussion – Zoning Ordinance – Clinics

Mr. J. Craig Trostle, Zoning Administrator, introduced Mr. Jason Allison, Esquire, Attorney for the Board of Zoning Appeals, to the Board.

Mr. Trostle stated he and Mr. Allison researched several municipal Zoning Ordinances in order to provide fair and equitable regulations pertaining to clinics. Mr.

Trostle provided copies of his research material, a copy of which was placed in the record of the minutes.

Discussion ensued regarding parameters outlined in the draft Ordinance, including required parking spaces and waiting room size. Mr. Trostle stated a clinic, under the draft Ordinance, would be permitted in Commercial zones by Special Exception with Conditions. The process would include a hearing before the Town Planning Commission and the Town Board of Zoning Appeals. Commissioner Jablonski expressed support for the draft Ordinance, stating hearings before the Planning Commission and Board of Zoning Appeals provided opportunities for public input. Commissioners Hicks and Piner agreed with Commissioner Jablonski's statements.

Discussion – Ordinance 4-2012 – Vacant Buildings

Mr. Trostle, referring to previous Board discussions regarding drafting a Vacant Building Ordinance, stated the Town was obligated to direct Code Enforcement violations to the last known owner of a property, and bank-owned properties were particularly difficult to determine owner information.

Discussion ensued regarding high grass violations and notifications.

Commissioner Jablonski expressed concern regarding increased duties for Code Enforcement staff. Commissioner Hicks stated the Ordinance addressed the issue of increasing numbers of vacant houses in Town.

Mayor Fisona queried the Board for a consensus to move forward with introduction of the Ordinance. It was the consensus of the Board to move forward with introduction.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the meeting at 6:03 p.m.

L. Michelle Henson
Administration Office Secretary

A RECORDING OF THIS MEETING RETAINED
AT THE ADMINISTRATION OFFICE