

The Mayor and Commissioners of the Town of Elkton

MINUTES

October 9, 2013

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; and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Administration Office Secretary L. Michelle Henson; and Town Attorney H. Norman Wilson, Jr. Commissioner Mary Jo Jablonski and Finance Director Steven H. Repole were excused from the meeting.

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

Mayor Fisona announced the Downtown Economic Development discussion would be postponed due to Commissioner Jablonski’s absence.

Discussion – Ordinance 8-2013 Zoning Ordinance & Comprehensive Zoning Maps

Mayor Fisona stated the Board continued to discuss the Planning Commission’s recommendation to rezone parcels on Landing Lane, particularly properties located at 305, 307 and 309 Landing Lane. He said the reason for the proposed rezoning was to provide an access driveway to a planned Wawa located at 302 West Pulaski Highway (Route 40), the current site of the Knights of Columbus facility.

Mayor Fisona expressed support for the proposed Wawa, stating it would be good for the Town and its citizens. He stated Wawa officials went above and beyond to address concerns of Mr. and Mrs. Andrew Whitehead, the owners of 305 Landing Lane, regarding the proposed driveway location.

Mayor Fisona stated a Wawa would help improve the Landing Lane / Route 40 intersection, and would encourage additional development of surrounding properties.

Mayor Fisona said the Board received an email from Commissioner Jablonski, affirming her support for the proposed rezoning.

Mayor Fisona queried the Board for comments regarding the issue.

Commissioner Hicks stated he supported the proposed Wawa, stating it would be a positive for the surrounding neighborhood. He stated he had concerns regarding traffic, adding his major concern was that Wawa officials had been fair in negotiating with Mr. and Mrs. Whitehead regarding impacts to their property. Referring to the revisions to the proposed driveway’s location, he stated as long as Mr. and Mrs. Whitehead were being treated fairly he would support the proposed Wawa and subsequent rezoning.

Discussion ensued regarding the reconfiguration of the proposed driveway and buffers between it and the Whitehead's property.

Commissioner Givens suggested that the Board visit the site to obtain a better perspective of the proposed driveway and its proximity to the Whitehead property. Commissioners Hicks and Piner concurred.

Site Visit – 305, 307 and 309 Landing Lane

The Mayor and Commissioners Workshop meeting continued at 305, 307 and 309 Landing Lane with the following persons in attendance: Mayor Joseph Fisona; Commissioners Charles H. Givens, Sr.; Charles E. Hicks, V; and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Administration Office Secretary L. Michelle Henson; and Town Attorney H. Norman Wilson, Jr.

Discussion ensued regarding the plan to construct a driveway from Landing Lane to the proposed Wawa. Mr. George stated the original plan was to demolish 307 Landing Lane and construct the driveway there. He said the revised plan called for the demolition of 309 Landing Lane and retention of the structure at 307 Landing Lane, which would act as a buffer between the driveway and 305 Landing Lane.

The Board returned to the Mayor & Commissioners meeting room at 5:12 p.m., at which time discussion continued regarding the proposed rezoning.

Commissioner Piner suggested future Comprehensive Zoning Map revisions, requests and recommendations should be considered on an individual basis.

Commissioner Piner, referring to statements made by site developer David Schlachman during the October 2, 2013 Mayor & Commissioners meeting, stated he visited other gas station / convenience / drug stores located along Route 40 and noted that each one had a secondary driveway adjacent to residential areas.

He stated his initial concerns were based upon his duty as a Town Commissioner to protect the rights of individual homeowners, and traffic issues associated with the proposed driveway. He stated if the developer provided an appropriate buffer for the Whitehead's, as well as conducting traffic studies for Landing Lane, then he could support the rezoning.

Commissioners Givens and Hicks concurred with Commissioner Piner's comments.

Commissioner Givens, noting that he would not be attending the October 16, 2013 M & C meeting, asked that the vote be scheduled for the November 6, 2013 M & C meeting.

Mayor Fisona queried the Board for a consensus regarding the proposed rezoning. It was the consensus of the Board to approve the proposed rezoning and to schedule the vote for the November 6, 2013 M & C meeting.

Discussion

Mr. George stated the Town received a proposal from Fireworks Extravaganza regarding the Town's July 4, 2014 display. Discussion ensued regarding reductions in costs associated with the display. Mayor Fisona queried the Board regarding obtaining quotes from Fireworks Productions regarding a downscaled display. It was the consensus of the Board to obtain quotes from Fireworks Productions regarding a downscaled display.

Hearing no additional business to come before the Board, Mayor Fisona adjourned the workshop meeting at 5:19 p.m.

L. Michelle Henson
Administration Office Secretary

AN AUDIO RECORDING OF THIS MEETING IS RETAINED AT THE
ADMINISTRATION OFFICE