

**TOWN OF ELKTON
PLANNING COMMISSION
SEPTEMBER 12, 2011**

PRESENT: David Wiseman; H. Fred Thomas, II; Brad Carrillo; Sue Whitaker; Asma Manejwala; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning

ABSENT: Roger McCardell; Commissioner Mary Jo Jablonski, Ex-Officio

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

ACTION: Motion was made by Ms. Manejawala to approve the minutes as written from the Planning Commission meeting on August 8, 2011. Motion was seconded by Mr. Thomas and unanimously approved.

UPDATE OF ZONING ORDINANCE AND SUBDIVISION REGULATIONS – CHRIS ROGERS OF URS DRAFT REVISIONS; ARTICLE XI PLANNED DEVELOPMENTS AND DISCUSSION REGARDING: PROPOSED NEW OVERLAY ZONE – TRANSIT ORIENTED DEVELOPMENT; BASE ZONE – TRANSIT ORIENTED DEVELOPMENT; REVISIONS TO C1, RO AND R-3 ZONING

Mr. Chris Rogers and Mr. Ryan Mawhinney of URS were in attendance to present revisions to Article XI of the Zoning Ordinance. Mr. Rogers gave an overview of the previous meeting with regard to their presentation for three options to update Article XI. He introduced Mr. Ryan Mawhinney who detailed the changes made in response to the Board and audience comments from the previous meeting. (Copy attached) The Board discussed the changes presented and made suggestions for additional revisions.

Mr. Wiseman entertained questions and/or comment from the audience.

Mr. David Parrack, representing Southside, LLC, stated that they still have concerns with the PUD requirements. He addressed a number of issues which included: architectural design standards; side yard reduction; sanitary facilities; parking and administrative procedures.

Mr. Kenneth Simmons, an Elkton developer for 33 years, voiced his opinion regarding this article. He stated that he felt the revisions being considered are too complicated. He has concerns about the side yard reduction as well.

Mr. Bruce Schneider felt that the PUD requirements are too restrictive and over regulated.

KEN SIMMONS – AMENDMENT TO FINAL SUBDIVISION PLAN FOR HICKORY KNOLL SUBDIVISION, SOUTH SIDE OF RED HILL ROAD (MD 281), ELKTON, MARYLAND

Mr. Ken Simmons appeared before the Board to request changes to the existing Final Subdivision Plan for Hickory Knoll Subdivision. He stated the plans for this Subdivision are three-story, three bedroom townhouses with a garage. He is requesting to change one of the buildings to two-story, two bedroom townhouses with basements. The parking situation was discussed and Ms.

Minner stated that Mr. Simmons is providing more parking than required for the original plan. There was discussion regarding how this change might affect the decks at the rear of the homes if the townhouses are set back further from the front property line. Mr. Simmons pointed out that this is a marketing tool in order to sell the townhouses.

Mr. Wiseman entertained questions or comment from the Board and the audience. There were none.

MOTION: Ms. Manejwala made a motion to approve an amendment to the Final Subdivision Plan for Hickory Knoll to allow one (1) building of multiple townhouse units be changed to two-story townhouses with basements and two parking spaces provided there is no change in the scope of the project or any mandatory or minimum requirements as originally set forth. The motion was seconded by Mr. Thomas and unanimously approved.

OLD BUSINESS: None

NEW BUSINESS: Ms. Minner discussed the Economic Development Committee meeting they discussed industrially zoned property. She shared that properties along the Delaware state line would be attractive which contain buildings which are already constructed and ready to go. She suggested the Board might be aware of this information, when reviewing the Zoning maps, and consider this information in order to remain competitive.

Mr. Wiseman asked about the property on Belle Hill Road in the County. Ms. Minner stated that they are in Artesian's annexation area and in order for them to redevelop the property they would need to annex into Town. She noted that they wish to expand to add another building to the rear of the existing one. She added that they requested annexation and the Town was considering that but could not come to an agreement with Artesian.

Ms. Minner stated she had attended the recent workshop and Mr. Harlan William addressed the Board concerning the Warburton/Greenman property on Red Hill Road as a possible location for the proposed Town Recreation Center.

She stated that someone from the Maryland Historic Trust will be discussing requirements in the Historic District from the State's perspective.

Mr. Wiseman mentioned the grand opening for the Elkton Senior Apartments on September 15th.

There being no further items for discussion Mr. Wiseman adjourned the meeting at 9:12 p.m.

Respectfully submitted,

Brenda Humphreys