

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
MARCH 17, 2022
MINUTES**

Present: Robert Olewine; Shirley Hicks; Heather Mahaffey; Chip Bromwell, Zoning Administrator; Lisa Blackson, Esq., Legal Counsel

Absent: Dawn Schwartz; Kelly Bedder

The meeting was called to order by Mr. Olewine. He asked if there were any corrections to the minutes. There being no corrections he called for a motion to approve the minutes from the February 17, 2022 meeting as written.

ACTION: Motion was made by Ms. Hicks to approve the minutes from the February 17, 2022 meeting as written. The motion was seconded by Ms. Mahaffey with the remaining Board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

Mr. Olewine called for all presenters to be sworn in. Ms. Blackson swore in the presenters.

CASE # 1603 – REQUEST OF SARAH WARD-LEWIS REPRESENTING DRAYER PHYSICAL THERAPY PARTNERS, LLC FOR A SPECIAL EXCEPTION FOR OUTPATIENT PHYSICAL THERAPY. THIS ACTION CONCERNS PROPERTY LOCATED AT 132 EAST PULASKI HIGHWAY, ELKTON, MARYLAND, TAX MAP 033B, PARCEL 2403 AND ZONED C-2 (HIGHWAY COMMERCIAL)

Ms. Tamara Bronson, Regional Vice President for Drayer Physical Therapy was in attendance to address this special exception request. Ms. Bronson stated she works for Upstream Rehabilitation which is a larger umbrella which encompasses Drayer Physical Therapy. She stated they currently have a large footprint of facilities in Harford County (there are currently 8 facilities) and they have one facility in Rising Sun and want to branch out in order to service clients in Elkton.

Mr. Olewine stated they are proposing to place one of their facilities at 132 E. Pulaski Highway and he asked how many patients they would see on a daily basis at this location. Ms. Bronson stated it would begin small but after five years they could have a maximum of 25-30 patients a day.

Ms. Hicks inquired about their therapist to client ratio. Ms. Bronson stated they would see 1 patient per hour and sometimes up to 3 patients an hour but that would be the maximum.

There were no additional questions from the Board regarding this special exception request.

Mr. Olewine entertained questions from the audience. There were no questions.

Mr. Olewine read the Planning Commission recommendation regarding Drayer Physical Therapy (see attached).

MOTION: Motion was made by Ms. Hicks to approve the special exception request for outpatient physical therapy at 132 E. Pulaski Highway. The motion was seconded by Ms. Mahaffey with the remaining board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

OLD BUSINESS: None

NEW BUSINESS: Mr. Bromwell stated there have been no cases submitted for the April meeting to date.

There was discussion regarding the Election of Officers and it was determined that it would be put on the next agenda when where more of the board members are in attendance. A vote ensued.

MOTION: Motion was made by Ms. Mahaffey to postpone Election of Officers to the next meeting of the Board of Zoning Appeals. The motion was seconded by Ms. Hicks with the remaining board members voting as follows: Mr. Olewine – Aye. The motion passed unanimously.

NEXT MEETING: Mr. Olewine stated the next meeting of the Board of Zoning Appeals will be Thursday, April 21, 2022.

There being no further business to discuss Mr. Olewine adjourned the meeting at 6:17 p.m.

Respectfully submitted,

Brie Humphreys