

**Town of Elkton
Elkton Historic District Commission Special Meeting
May 10, 2023**

PRESENT: Paula Newton, Chair; Christine A. Brimm Hurschman; Mickey Thompson; David Beste, Esq.; Jeanne D. Minner, Director of Planning; Quinn Krenzel, Planner I

ABSENT: None

Ms. Newton called the meeting to order at approximately 6 p.m. and stated that this is a meeting of the Historic District Commission and that a quorum was present. She stated that the Commission operates under the authority granted to it by the Town of Elkton. She further stated that the qualifications of the Commission members are on file with the Town of Elkton. The basis of the decisions of the Commission to be consistent with the Town's Ordinances, they are on file with the Town of Elkton and are hereby made a part of the record of each and every action of the Commission at today's meeting. Each application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application.

Ms. Newton stated the first item on the agenda is approval of the minutes from the February 22, 2023 meeting. Ms. Newton asked if the commission had any corrections. There were no corrections. She then called for a motion.

MOTION: Ms. Hurschman made a motion to approve the minutes of February 22, 2023. Mr. Thompson seconded the motion and the motion passed unanimously.

Ms. Newton introduced the second item on the agenda, which was the request of Nathaniel Simmons to replace and install a digital sign.

Request of Nathaniel Simmons, applicant for Wright's AME at 125 Booth Street, Elkton, MD. The request includes replacement and installment of a digital sign.

Present at the meeting to represent this request was Mr. Nathaniel Simmons. Mr. Simmons stated that they were proposing to take their current sign and replace it with a digital sign. Ms. Newton asked Ms. Minner if the ordinance had any guidelines regarding digital signs. Ms. Minner stated that there were no guidelines on changing from a lighted sign to a digital sign. She then asked for clarification that the dimensions would not be changing from the current sign. Mr. Simmons explained that the lighted box would be bigger to house the electrical parts but the overall sign would most likely be smaller based on the cost. He said that the footprint would remain unchanged.

Ms. Newton asked the commission if they had any comments. Mr. Thompson explained that he has experience with digital signage because of his past profession. He said that people tend to not like digital signs because of the light they give off and tendencies to create a nuisance to people. His question to Mr. Simmons was if the sign would have photosensitivity and light would dim at night. Mr. Simmons' response explained what can be expected to be displayed on the sign and that it would have the photosensitivity feature. He reassured the commission that it would not be a distraction and, answering another question from Mr. Thompson, it would not make sound. Mr.

Thompson clarified that there will be a person in control so that if there is an issue with the sign, they will be able to shut it off.

Ms. Hurschman agreed that her only question pertained to the sign being bright at night. Ms. Newton asked about a framework for the box. Mr. Simmons said that there would most likely be a casing around the screen for protection purposes.

There being no other comments or questions, Ms. Newton called for a motion.

MOTION: Motion was made by Ms. Hurschman to approve. The motion was seconded by Mr. Thompson and unanimously approved.

Old Business – Ms. Minner updated discussion pertaining to Holly Hall by saying that John Downs is working on communication with them. They found out that funding got transferred to Elk Landing after ACE dissolved which assigned them as steward for easements on the property. There was discussion about lifting the restrictions against subdividing but still being able to enforce restrictions against changing the building. Ms. Minner stated that there are some grants she is applying for to be able to stabilize and eventually restore the Holly Hall building once an agreement can be made with Cordish.

Ms. Minner also stated that she will be applying through strategic demolition to do lead paint abatement in the drill hall and restrooms of the Armory.

New Business – Ms. Minner described what the commission could be seeing at the next Historic District Commission meeting, there were a possible three projects on the list. Ms. Minner showed Ms. Newton a property that wishes to change their back window, which leads to a fire escape, to a door and questioned if Ms. Newton would like to have them present the project in front of the board.

Discussion ensued regarding control over dilapidated buildings on private properties and plans for vacant lots that the town owns or would like to own.

There being no further items to discuss Mr. Thompson called for a motion to adjourn.

MOTION: Motion was made by Mr. Thompson to adjourn the meeting. The motion was seconded by Ms. Hurschman. The motion passed unanimously and the meeting was adjourned.

Respectfully submitted,

Quinn Krenzel