

**Town of Elkton  
Elkton Historic and Architectural Review Committee  
October 9, 2014**

**PRESENT:** Paula Newton, Chair; Mark Clark; Josh Brown; Brittany Schwartz; John Downs Esq., Legal Counsel; Jeanne D. Minner, Director of Planning

**ABSENT:** Steve Leonard

Ms. Newton called the meeting to order at 6:00 PM 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 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 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 agenda item is the approval of the minutes from the meeting of July 30, 2014. She asked if anyone had any comments or corrections regarding the minutes. There being none she requested a motion.

**MOTION:** Mr. Brown made a motion to approve the minutes as written. Mr. Clark seconded the motion. Ms. Newton called for a vote. The motion passed unanimously.

**Request by Mr. David Moore, representing Grace Community Church of Elkton, for installation of signage at 213 North Street.**

Mr. Moore introduced himself to the Commission. He gave the Commission members an overview of the activities at 213 North Street. He stated that they currently did not have a sign. He showed them the sign that he would like to hang outside the front door of the building flat to the A-frame.

Ms. Newton asked for any public comment in favor of the sign. There being none she asked for public comment in opposition of the sign. There being none she asked for a motion.

**MOTION:** Mr. Clark made a motion to approve the sign as presented. Mr. Brown seconded the motion. Ms. Newton called for a vote. The motion passed unanimously.

**Request by Ms. Heather Dilenno and Ms. Diena Brady, representing Susquehanna Counseling Services, LLC, for installation of signage at 215 North Street.**

Ms. Dilenno introduced herself and Ms. Brady to the Commission. Ms. Dilenno gave an overview of the mission of Susquehanna Counseling Services, LLC and its locations. She stated that they wanted to install a 3' by 6' sign above the door at 215 North Street and that the Commission should have received a rendering of the proposed sign in their packets.

Ms. Minner informed the applicant that when she applied for the sign permit from the Zoning Administrator, he would inform them whether or not the size of the sign conformed to the allowable size for that zone.

Ms. Newton asked for any public comment in favor of the sign. There being none she asked for public comment in opposition of the sign. There being none she asked for a motion.

**MOTION:** Mr. Clark made a motion to approve the sign as presented. Mr. Brown seconded the motion. Ms. Newton called for a vote. The motion passed unanimously.

**Request by Mr. Faiz Mohammad for installation of signage at 128 W. Main Street**

Mr. Mohammad introduced himself to the Commission. Mr. Mohammad gave the Commission a brief history of his past, how he found this location and the extensive work he has been doing on the interior of the building. He stated that he is planning to open the restaurant next week. He said that his sign is in the same place as the sign that was for the previous business. He said that the Commission should have a rendering of the sign in front of them.

Discussion ensued regarding the proposed sign and the possibility of the installation of an awning in the future. Mr. Mohammad stated that he hoped to have some outdoor seating in the future and that it was in his plans to place an awning in the future.

Mr. Clark pointed out that an awning would hide the cornices on the building, which were an historic architectural feature and that he would not be inclined to approve covering them up. He asked for clarification from the applicant as to what he was seeking approval of this evening.

Mr. Mohammad stated that he was requesting approval of the signage but if the Commission could approve the awning tonight that he would be appreciative.

Ms. Minner stated that no renderings of the awning were presented to the Commission or herself and that it would not be wise to approve an awning sight unseen.

The Commission agreed that if Mr. Mohammad wished to install an awning he would have to present the request at a future date since it was not part of the applicant's application for tonight's hearing.

Discussion ensued regarding loss of grandfathering status due to change of use or length of vacancy.

Ms. Newton asked for any public comment in favor of the sign. There being none she asked for public comment in opposition of the sign. There being none she asked for a motion.

Mr. Clark recused himself from the voting since he was the architect hired for the interior renovations to the restaurant.

**MOTION:** Mr. Brown made a motion to approve the sign as presented. Ms. Schwartz seconded the motion. Ms. Newton called for a vote. The motion passed unanimously.

**Old Business:** Discussion ensued regarding the RFP for Historic District Design Standards.

**New Business:** None

**Meeting Adjourned**