

The Mayor and Commissioners of the Town of Elkton

MINUTES

April 14, 2021

In order to comply with Governor Larry Hogan's declaration of a State of Emergency as part of Maryland's response to COVID-19, and in order to limit public gatherings during this time, the Mayor and Commissioners of the Town of Elkton (the "Board") conducted a virtual workshop meeting on this date at 12:00 p.m. The following persons participated via computer and/or telephone: Mayor Robert J. Alt; Commissioners Jean A. Broomell, Charles H. Givens, Sr. and Robert M. Massimiano; Town Administrator Lewis H. George, Jr.; Assistant Town Administrator Joseph V. Zurolo; Planning Director Jeanne D. Minner; Zoning Administrator Charles A. Bromwell; Chief of Police Carolyn Rogers; Senior Administrative Specialist L. Michelle Henson; and Town Attorney John P. Downs, Esquire. Commissioner Earl M. Piner, Sr. was excused from the meeting.

Mayor Alt called the virtual workshop meeting to order at 12:00 p.m.

Discussion - Current status of 106 East Main Street

Bob Jones, Esquire, representing Elktowne Partners, LLC

Mr. Bob Jones, Esquire, representing Elktowne Partners, LLC, Dr. Mark Fortunato and Mr. Tim Dewson, partners, and associate Ms. Alicia Fox were introduced to the Board. Mr. Jones stated the purpose of their appearance was to discuss the current status of 106 East Main Street and the current Town Center Zoning designation of the property.

Dr. Fortunato stated the property currently leases space at 106 East Main Street to 6 tenants, adding that LabCorp has expressed interest in operating a collection facility at that location.

Mr. Jones, noting that the LabCorp facility is recognized as a clinic under the Town Center zone designation, stated it is not a clinic as there are no physicians nor does dispensing of medications occur at a draw-only site.

Mr. Jones stated the Town Center zoning designation does not encourage pedestrian traffic in the downtown, and asked the Board to consider amendments to the Town Center zone in order to permit a use such as LabCorp, which he said would result in more visitors to the area.

Commissioner Givens asked Mr. Jones to clarify his statement regarding increase of pedestrian traffic as a result of LabCorp locating to the site. Mr. Jones stated the downtown area needs businesses outside of retail and restaurants to encourage additional pedestrian traffic. Mr. Dewson stated LabCorp could bring potentially 50 to 60 people to the site per day.

Mayor Alt questioned if LabCorp is expanding or relocating a facility. Ms. Fox stated LabCorp has not had a presence in the Elkton market since closing its Route 40 facility.

Mayor Alt questioned the services that would be offered at the facility. Dr. Fortunato stated it will be a collection-only facility, adding that all diagnostics will be performed offsite. He stated there will be clerical staff and a phlebotomist onsite, but no medical staff.

Commissioner Broomell noted that she previously utilized the Urgent Care facility adjacent to Union Hospital when she had a draw slip for LabCorp.

Mayor Alt queried Mr. Bromwell for his input on the matter. Mr. Bromwell stated the phlebotomy services performed by LabCorp are viewed as medical use, adding that the Board could amend the current ordinance to allow this type of use in the Town Center zone.

Dr. Fortunato reiterated his request for an amendment to the Town Center zone to provide phlebotomy services and not to permit conventional medical uses.

Commissioner Broomell asked if the goal of Elktowne Partners LLC is to modify the ordinance that prohibits medical uses in the Town Center zone. Mr. Jones answered in the affirmative, stating current vacant buildings such as 107 North Street, which are in close proximity to the hospital, can be utilized by non-medical tenants.

Mayor Alt stated the Board will take the request under consideration.

**Discussion - Update for Adaptive Reuse & Feasibility Study
Former Town Hall, 101 East Main Street
Stephanie Schaefer, Buchart Horn**

Ms. Stephanie Schaefer, representing Buchart Horn, introduced herself to the Board. She stated the purpose of her appearance is to provide an update regarding the Adaptive Reuse and Feasibility Study regarding the former Town Hall located at 101 East Main Street, and to determine the direction that the Board wants to take with the building.

Ms. Schaefer provided a Power Point presentation regarding the update, a copy of which was placed in the record of the minutes.

Ms. Schaefer stated potential uses of the space included food service, retail or a resident artist scenario.

Mayor Alt expressed his desire to refurbish the building exterior to resemble its original use as a fire station. He stated the large, garage-type door could be opened for outdoor events.

Mayor Alt questioned the next step in the process. Ms. Minner stated plans for a specific use will commence once the Board determines how the space should be utilized.

Hearing no additional comments or questions, Mayor Alt adjourned the virtual workshop meeting at 12:42 p.m.

L. Michelle Henson
Senior Administrative Specialist

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE