

**TOWN OF ELKTON  
PLANNING COMMISSION  
DECEMBER 7, 2015**

**PRESENT:** David Wiseman; G. Edward Ginder; Keith Thompson; David Fordyce; Steve Leonard; Jeanne D. Minner, Director of Planning; Mayor Robert J. Alt; Cameron Brown, Esquire; Theresa C. Thomas, Assistant Planner

**ABSENT:** Rick Keane

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

**ACTION:** A motion was made by Mr. Ginder to approve the minutes from the November 9, 2015 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

**MCCRONE ENGINEERING REPRESENTING GILPIN MANOR ELEMENTARY SCHOOL, PRELIMINARY SITE PLAN, 203 NEWARK AVENUE, ELKTON, MARYLAND 21921, TAX MAP 306, PARCEL 1723, ZONED R-2**

Mr. Dan Speakman of McCrone, Inc. and Mr. Philip Conte of Studio Jaed were in attendance to address this request. Mr. Speakman stated they are requesting Preliminary Site Plan approval and design waivers for Gilpin Manor Elementary School. They are in receipt of the Town and KCI's comments regarding the plan and have no concerns with addressing any of the comments. He noted they have been working with State Highway to relocate the storm drain mentioned during Concept Plan review. He brought the Board up to date on parts of the plan where further adjustments were required, such as the combined parking with Cecil County Public Library.

Mr. Speakman addressed the three design waivers being proposed which included relaxation of curbing requirements for parking areas where stormwater management practices are affected contingent upon review by KCI; to allow landscape buffers along the front and the rear of property which overlap SHA utility easements; and relaxation of the evergreen tree bufferyard requirement along the frontage of the property.

Discussion ensued regarding parking lot connection and parent & bus drop off areas. Mr. Speakman pointed out that the public school administration did not want a connection between the parent drop off and the bus drop off. He addressed the sidewalk connection between the play areas and the school. There will be a five (5) foot fence between the school and the adjoining residential properties. Ms. Minner asked for a lighting plan. Mr. Speakman stated one would be provided during the next submittal.

Mr. Wiseman entertained additional comments from the Board and the audience. There were none.

**MOTION:** Motion was made by Mr. Ginder to approve the Preliminary Site Plan for Gilpin Manor Elementary School contingent upon addressing all outstanding comments and allowing for the following three design waivers as presented: 1) to eliminate the evergreens and conifers from the front bufferyard; 2) to allow the front bufferyard to overlap or coincide with ESD stormwater management and State Highway storm drainage easements and 3) relaxation of curbing requirements for parking area where stormwater

management practices are affected contingent upon review by KCI. The motion was seconded by Mr. Leonard and unanimously approved.

**PUBLIC HEARING – ORDINANCE 8-2015 TO TOWN OF ELKTON ZONING ORDINANCE – ARTICLE VIII, SECTION 8 ABANDONMENT AND DISCONTINUATION OF NONCONFORMING SITUATION; ARTICLE X PERMISSIBLE USES, SECTION 7.2 TABLE OF PERMISSIBLE USES, USE DESCRIPTION 1.600 HOME OCCUPATIONS; AND ARTICLE XII SUPPLEMENTARY USES, SECTION 16 HOME OCCUPATIONS (1.600)**

Ms. Minner explained that there are a number of residential homes within commercial zones and this amendment would allow for home occupations in commercial zones rather than strictly in residential zones. Discussion ensued regarding specifics of the conditions regarding this use.

**MOTION:** Motion was made by Mr. Ginder to recommend approval to the Mayor & Commissioners for Ordinance 8-2015. The motion was seconded by Mr. Thompson and unanimously approved.

**PUBLIC HEARING – ORDINANCE 9-2015 TO TOWN OF ELKTON ZONING ORDINANCE – ARTICLE XVI SIGNS, SECTION 18 PERMITTED SIGNS, SUBSECTION 1.c.**

Ms. Minner stated the size of signs currently permitted in the RO zone is being proposed to change from two (2) square feet to four (4) square feet in order for businesses to have better visibility for clients.

**MOTION:** Motion was made by Mr. Leonard to recommend approval to the Mayor & Commissioners for Ordinance 9-2015. The motion was seconded by Mr. Fordyce and unanimously approved.

**PUBLIC HEARING – ORDINANCE 10-2015 TO TOWN OF ELKTON ZONING ORDINANCE – ARTICLE X PERMISSIBLE USES, SECTION 7.2 TABLE OF PERMISSIBLE USES, USE DESCRIPTIONS 6.200 AND 6.220 PUBLIC RECREATION**

Ms. Minner noted this amendment would address indoor recreation as well as outdoor recreation.

**MOTION:** Motion was made by Mr. Thompson to recommend approval to the Mayor & Commissioners for Ordinance 10-2015. The motion was seconded by Mr. Ginder and unanimously approved.

**Old Business** – Ms. Minner noted they felt prior to drafting of language with regard to distillery/ brewery practices the use should be discussed with the Waste Treatment Plant to determine the consequence of the byproducts from these processes being introduced into the treatment plant.

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**New Business** – None

Mr. Ginder pointed out that Williams Car Dealership continues to park vehicles in the grass and noted that Jo Jo's has a truck advertising the business parked in the grass along Route 40.

The next meeting of the Planning Commission will be Monday, January 11, 2016.

There being no further business to discuss Mr. Wiseman adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Brie Humphreys