

**TOWN OF ELKTON
PLANNING COMMISSION
November 7, 2016**

PRESENT: David Wiseman; G. Edward Ginder; Keith Thompson; Rick Keane; David Fordyce; William Muller; Commissioner Charles H. Givens, Sr., Acting Ex-Officio; Lisa M. Hamilton Blackson, Esquire; Jeanne D. Minner, Director of Planning, Theresa C. Thomas, Assistant Planner

ABSENT: Mayor Robert J. Alt, Ex-Officio

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

ACTION: A motion was made by Mr. Fordyce to approve the minutes from the October 10, 2016 Planning Commission meeting. The motion was seconded by Mr. Thompson and unanimously approved.

PUBLIC HEARING – ORDINANCE 09-2016 – AMENDMENT TO TOWN OF ELKTON ZONING ORDINANCE ARTICLE XVI, SIGNS, SECTION 16 ENFORCEMENT

Ms. Minner stated this amendment is being made for consistency with the rest of the Zoning Ordinance regarding violations of the sign ordinance and the penalty for those violations.

Mr. Wiseman questioned whether Section 16, Subsection 5 to determine if a sign is a hazard is made by the interpretation of the building inspector. Ms. Minner confirmed that if the building inspectors determine that a sign is a hazard that they can address it. She noted that there have been times when the inflatables are located too close to the road and are deemed a hazard and therefore they are asked to relocate the inflatable farther from the road. The penalty phase will be the only part of the section that requires an amendment.

Mr. Wiseman entertained questions or comment from the Board. There being no questions or comment Mr. Wiseman called for a motion.

MOTION: Motion was made by Mr. Ginder to recommend approval to the Mayor & Commissioners for Ordinance 09-2016. The motion was seconded by Mr. Thompson and unanimously approved.

Ms. Minner stated Mr. Bromwell would be reviewing signs within the Town which the Board had inquired about at the previous meeting. Questions regarding election signs were asked and Ms. Hamilton Blackson stated that content of signs is not regulated only the square footage and construction. If signs do not meet the standards of the Ordinance then they can be addressed. Ms. Minner stated that they would review the Ordinance to determine whether there were any regulations regarding election signs.

Mr. Thompson asked about a sign on Route 40 that is not properly attached to the base and is flapping in the wind. Ms. Minner stated that the construction and maintenance of the sign can be addressed but not the content of the signs. Discussion ensued regarding other particular business signs which need to be addressed. Ms. Minner stated she will speak to the Building Official and have him review the signage.

OLD BUSINESS: Mr. Wiseman inquired about the status of the Lidl project. Ms. Minner stated they are currently addressing review comments from State Highway and are finishing up some legal real estate easements for Foxwood Chase Boulevard.

NEW BUSINESS: Mr. Ginder inquired about the 'A' frame signs around town and whether an amendment can be made to provide a timeframe for new signs. Mr. Fordyce questioned whether there is a limit to the number of signs allowed on any one property. Discussion ensued regarding interpretation of the Ordinance.

Mr. Keane addressed the damage done to the fence around the old RMR property. Ms. Minner said she will address it with code enforcement. Mr. Keane said he felt the Wawa construction should be commended on how well everything had been done.

Ms. Minner addressed some concern about trees on Park Circle which Mr. Keane had previously addressed. Ms. Minner said she would take time to visit the area.

Mr. Wiseman adjourned the meeting at approximately 7:25 p.m.

The next meeting of the Planning Commission will be held on Monday, December 12, 2016.