

**TOWN OF ELKTON**  
**PLANNING COMMISSION**  
**May 8, 2017**

**PRESENT:** G. Edward Ginder; Rick Keane; Keith Thompson; David Fordyce; William Muller; Lisa M. Hamilton Blackson, Esquire; Theresa C. Thomas, Assistant Planner

**ABSENT:** David Wiseman; Mayor Robert J. Alt, Ex-Officio; Jeanne D. Minner, Director of Planning

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

**ACTION:** A motion was made by Mr. Keane to approve the minutes from the April 10, 2017 Planning Commission meeting. The motion was seconded by Mr. Muller and unanimously approved.

**REQUEST OF DWIGHT THOMEY, ESQ. REPRESENTING THE ELKTON HOUSING AUTHORITY TO REZONE PROPERTIES LOCATED AT TAX MAP 306, P/O PARCEL 1766 CONSISTING OF .76 ACRES FROM C-2 (HIGHWAY COMMERCIAL) TO R-3 (URBAN RESIDENTIAL), AND TAX MAP 306, PARCEL 2179 CONSISTING OF 1.869 ACRES FROM BI (BUSINESS INDUSTRIAL) TO R-3 (URBAN RESIDENTIAL)**

Mr. Dwight Thomey, Mr. David Holden of the MBI Development Group, Inc. and Ms. Cindy Osborne, Executive Director, Elkton Housing Authority were in attendance to address this request. Mr. Thomey introduced Mr. Holden and Ms. Osborne and provided background on projects they have been involved with in Town. Mr. Holden was the developer for the Elkton Senior Apartments on High Street and Ms. Osborne was involved with the North Street Apartments. The Elkton Housing Authority has plans to modernize and improve all three of their facilities in Elkton.

Mr. Thomey pointed out that although a residential use has been on this property since the 1970's, there are some parcels which are not zoned residential and therefore they are before the Board to request a rezoning by mistake for those specific parcels.

Mr. Holden provided the Board with handouts showing the intended location of the new buildings. He stated they are keeping a similar configuration but have relocated the community building into the center of the area. The new buildings will be 2-story with private entrances. Each floor is a separate unity with stairs to the second floor. They plan to provide sufficient open space and parking. They will provide either a deck or patio for each unit.

Mr. Thompson inquired the reason for having to demolish housing that was only built in the 1970's. Ms. Osborne explained that their main concern is the condition of the units. When an update was done in the late 90's they found at that time that the brick fronts were not properly secured and when the windows were replaced they had to secure up the brick fronts. They would also like to provide energy efficient improvements. Also, she noted that currently funding to do rehabilitation is not available. She also stated that most of the units are 3, 4 or 5 bedroom and their waiting list is mostly for 1 or 2 bedrooms. She shared that if a family has more bedrooms

than are needed for their existing family they tend to invite friends to stay with them. Since their eligibility and rental costs are determined by income this causes issues under those requirements. They are intending to manage the facility under Section 8 with the new units. Mr. Fordyce inquired if they were razing the units to the foundation and how they could guarantee that the construction would be done properly this time. Mr. Holden stated that his company would be doing the construction and provided other communities where they have worked. He stated that they have a pride in their work and it would be done according to the current code requirements. Ms. Osborne shared that working with Mr. Holden's company would allow them to apply for grants in order to help fund the project.

Discussion arose concerning the number of units which would be provided with the new construction. Mr. Thomey confirmed there will be an increase in the number of persons able to be served by the new construction.

Mr. Ginder entertained questions or comment from the Board. Mr. Keane questioned the fact that a super fund site is located next to this property and how that will be addressed. Ms. Thomas interjected that the EPA was at the meeting with the Town and those developing the property. Mr. Thomey stated that there would be specific provisions made to address these concerns. Mr. Holden noted that MDE (Maryland Department of the Environment) would be placing monitoring wells to check the ground water on the adjacent property.

Mr. Keane asked if any soil sampling had been done. Mr. Thomey stated that he believed soil sampling had been done on the adjacent property. Mr. Holden stated that geotechnical work had been done on the EHA property.

Mr. Thompson inquired as to why the C-2 property couldn't remain commercial. Mr. Thomey noted that sometimes commercial property are near residential but that in this case nothing would be gained in leaving it commercial since their intention is to only use the property for residential uses. Discussion ensued regarding the C-2 zoning, fencing and recreational use of the community center.

Mr. Ginder entertained questions from the audience. There were none.

**MOTION: A motion was made by Mr. Fordyce to recommend approval to the Mayor & Commissioners to rezone Parcel 2179 from BI (Business Industrial) to R-3 (Urban Residential). The motion was seconded by Mr. Muller with the remaining members voting as follows: Mr. Thompson – Aye, Mr. Fordyce – Aye, Mr. Ginder – Aye and Mr. Keane – Nay. The motion was passed by a majority of the Board.**

**MOTION: A motion was made by Mr. Keane to recommend approval to the Mayor & Commissioners to rezone Parcel 1766 from C-2 (Highway Commercial) to R-3 (Urban Residential). The motion was seconded by Mr. Muller with the remaining members as follows: Mr. Fordyce – Aye, Mr. Muller – Aye, Mr. Ginder – Aye and Mr. Thompson – Nay. The motion was passed by a majority of the Board.**

**OLD BUSINESS:** Mr. Ginder recommended the other Board members read the Historic District specifications which had been discussed at the recent Mayor & Commissioners meeting. Ms. Thomas stated copies will be supplied to the Town from the Heritage Group but if the Town doesn't receive them in a reasonable amount of time she will provide copies to the Board.

Mr. Keane complimented Ms. Minner and Ms. Thomas on their efforts with the Sustainable Communities report. He said it was excellent and provided a great deal of information. He said he would like to sit down with them to get some questions he has answered.

Mr. Muller stated he saw a sign on the Jodlbauer's property about Cohen Furniture taking over the building.

**NEW BUSINESS:** There was no new business to discuss.

The next meeting of the Planning Commission will be Monday, June 12, 2017.

There being no further business to discuss Mr. Ginder adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Brie Humphreys