

**TOWN OF ELKTON
PLANNING COMMISSION
JANUARY 12, 2015**

PRESENT: G. Edward Ginder; Rick Keane; Steve Leonard; Keith Thompson; David Wiseman; Cameron Brown, Esquire; Commissioner Mary Jo Jablonski; Jeanne D. Minner, Director of Planning

ABSENT: David Fordyce; Theresa C. Thomas, Assistant Planner

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

ACTION: A motion was made by Mr. Thompson to approve the minutes from the December 8, 2014 Planning Commission meeting. The motion was seconded by Mr. Keane and unanimously approved.

KARIN AND ASSOCIATES REPRESENTING SUMMIT AT WALNUT HILL, SECTION 1, EXTENSION OF FINAL MAJOR SUBDIVISION PLAT, SINGERLY ROAD & KATIE LANE, TOWNHOUSE LOTS (1-23 & 25-28), AND OFFICE BUILDINGS (LOTS 29 & 30) TAX MAP 306, PARCELS 2125, P/O 2435 & P/O 2447, ZONED RO

Mr. John Mascari of Karin and Associates and Mr. Michael Davitt were in attendance to address this submission. Mr. Mascari stated they were before the Board to request extension of the final approval of the Summit at Walnut Hill, Section 1. The project is for twenty seven (27) single family townhouse lots and two (2) lots for office buildings. Comments were received from KCI and the Town of Elkton. He stated a meeting was held with Ms. Jeanne Minner to review the comments and are able to address all of the comments. They are requesting the extension in order to have additional time to acquire the Public Works Agreement and secure the Letter of Credit necessary for the bonding of the public improvements and then moving forward with recording of this final plat. He stated they would be willing to address any questions the Board might have.

Mr. Ginder entertained questions from the Board. Mr. Wiseman inquired whether this was the final phase of this development. Mr. Mascari stated it was the final phase. Ms. Minner added that it is the final stage of Phase 1 but there is a Phase 2.

Mr. Ginder entertained questions or comments from the audience. Ms. Jessica Fincham of 214 Mike Drive voiced her concern that there are quite a few empty lots in the existing subdivision and questioned additional lot development if the current ones remain empty? She questioned a note on the plan which addressed 'limited clearing of non-tidal wetlands'. She asked what area this note was addressing and wondered if it was the same forested area which they are not proposing to develop. Discussion ensued between Ms. Fincham, Ms. Minner and Mr. Mascari with regard to the comment.

Mr. Davitt responded that the reason there are empty lots is due to the slowdown of the economy. They have chosen not to build in order to maintain the level of quality that exists in the homes they have already built. He mentioned that recently some of the single family home lots have been offered for sale and there is a contract for duplexes that has been submitted within the last two weeks for development.

She also spoke out regarding construction debris which has been left in the community as well as the fact that the roads have not been completed. Mr. Davitt responded that drain covers are required by State Highway and pointed out that if the roads were finished prior to the construction of homes that the heavy equipment coming and going would destroy the newly completed roads. She had additional concerns regarding rebar in the open fields which are overgrown and numerous holes in the area as well. Mr. Wiseman suggested that her remaining concerns were ones which should be addressed to the Homeowner's Association. Discussion regarding the condition of the subdivision and empty lots ensued between Ms. Fincham and Mr. Davitt.

Ms. Minner stated she has received a few complaints in the past, forwarded them to Mr. Davitt and they were addressed. Discussion ensued regarding completion of the roads and the existing Town policy.

Ms. Melissa Chafin of 143 Mike Court voiced similar concerns as Ms. Fincham. She had concerns regarding removal of trees behind her home and questioned what was involved in approving a two year extension. The extension grants the developer time to complete engineering and submit final paperwork in order to begin the project. There was discussion regarding where the development Mr. Davitt mentioned would be commencing. It was determined that duplexes would be built off of Vince Drive. Due to some of the concerns, Mr. Davitt pointed out that he has placed a limit in the restrictions that no one other than the original developer would be allowed to rent their properties.

There being no additional questions or comments Mr. Ginder called for a motion on this agenda item.

ACTION: A motion was made by Mr. Wiseman to approve the extension of Final Major Subdivision Plat for Summit at Walnut Hill, Section 1 contingent upon addressing all outstanding comments. Motion was seconded by Mr. Keane and unanimously approved.

TABLED FROM DECEMBER 8, 2014 MEETING – AMENDMENT 6-2014 TO TOWN OF ELKTON ZONING ORDINANCE, ARTICLE XVI SIGNS, SECTION 18 PERMITTED SIGNS

Ms. Minner stated that the Board had requested new language in order to prohibit electronic messaging boards on neighborhood monument signs. With the revisions complete and acceptable to the Planning Commission Mr. Ginder called for a recommendation regarding the amendment.

ACTION: A motion was made by Mr. Leonard to recommend approval to the Mayor & Commissioners of the amendment with the requested revisions. The motion was seconded by Mr. Thompson and unanimously approved.

ELECTION OF OFFICERS

ACTION: A motion was made by Mr. Ginder to nominate Mr. David Wiseman as Chair of the Planning Commission for 2015. Mr. Wiseman was elected unanimously by the remaining Board Members.

ACTION: A motion was made by Mr. Thompson to nominate Mr. Ed Ginder as Vice Chair of the Planning Commission for 2015. Mr. Ginder was elected unanimously by the remaining Board Members.

OLD BUSINESS: Mr. Thompson thanked Ms. Minner for handling the removal of leaves from Elkton Boulevard.

NEW BUSINESS: Mr. Ginder recommended adding an alternate date for the February and March meetings due to weather concerns that could cause cancellation of those meetings. The general consensus of the Board was to add the following Monday as the alternate date for the meeting.

Planning Commission Meeting

1.12.15

Page 3 of 3

Being newly appointed to the Board, Mr. Wiseman requested information regarding the previous submittal for the Wawa in order to become familiar with the plan in anticipation of future submittals. Ms. Minner stated a packet would be provided for him. Mr. Ginder asked if copies of the December minutes as well as a copy of the minutes from the meeting with Wawa could be included in the packets for the next meeting.

The next meeting of the Planning Commission will be February 9, 2015. There being no further business Mr. Ginder adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Brie Humphreys