Planning Commission Minutes
March 10, 2004

Planning Commission Members Present: Madelyn Dixon, Wake Gooden, Daniel Talbot, and Thomas Schroeder

Staff Present: Todd McCoy (6:00 pm to 7:00 pm), and Karin Eppard

Call To Order
Daniel Talbot called the meeting to order at 7 :05 pm.

Minutes
Thomas Schroeder moved, seconded by Madelyn Dixon to approve the minutes for December 3, 2003. The motion was passed.

Business

The Commission reviewed a plan for a new Townhouse complex on North Street. The property is currently zoned as R-5 and will fall under the subdivision ordinances and codes. After reviewing the proposed site plan at length, the Commission expressed the following concerns that should be addressed before the plan can be recommended for approval to the Council:

1. Units 4 A thru G, 12 A thru H, and 13 A thru D do not front on a street with a right-of way of 50' or more.
2. Parking provisions for the duplex units are unclear. Further clarification will be needed to determine if the codes have been met.
3. There is a question on the viability of duplex unit 11 A & B and the placement of 5 A & B.
4. Units 10 A & B have a drainage concern due to their location in an area that was formerly a pond.

Due to Commission member Thomas Schroeder's involvement in the planned complex, there were not enough eligible members present for a vote on the issue. Thomas Schroeder moved, seconded by Wake Gooden, and the motion was passed to table the issue until the next Commission meeting in an effort to obtain more information on the plan from the developers.

Next the Commission discussed the rezoning of recently annexed properties within the Town. The commission agreed that, based on their interpretation of Section 110-406 of the Town of Elkton Code book, the properties are currently zoned as R-1 and will remain as such until they are rezoned otherwise. The commissioners agreed that further clarification might be needed from Todd McCoy before a final determination could be made.

As there was no further business the meeting was adjourned at 8:30 pm.

Signature-Chairman

Madelyn S. Dixon
Signature-Secretary