PLANNING COMMISSION MINUTES
Tuesday, September 4, 2007

Attendance:

Talbot, Dan – Chair
Armbruster, Harry – Vice-Chair
Dixon, Madelyn – Secretary
Morrison, Cathy – Commissioner*
Ream, Jeremy – Commissioner

Shifflett, Charlotte – Admin Rep
Shifflett, Marty – Zoning Admin
Laurie Sigler- Town Attorney
Pence, Theodore – Council Rep*

(*) denotes absence of member

Guests:
Margretta Isom—Council

Approval of Minutes:
A motion was made by Harry Armbruster to accept the minutes from the August minutes. Jeremy seconded the motion
Motion Carried: 4-0

Agenda Items:
Reference ARTICLE VI Closure of Public Streets or Alleys
Discussion:
143-37 Permanent Street Closure

- **Ref. H**
  - Each property owner will have an opportunity to purchase ½ each. If one party declines the remaining person receives the option to purchase.

Purpose of sale:
- Purpose for selling is not for revenue
- Not to be sold for property gain

Requirements:
- A petition shall be signed by all owners.
- Property shall be surveyed and recorded on a certified plot.

Many unanswered questions remain.
- What if one property owner doesn't want to pay?
- What if one is not financially able to pay?

143-36 Temporary Street Closure
Discussion:

- **Ref. D**
  - There is a defined period of closure, not to exceed **30 days**
  - The Town Superintendent shall be the Chief Administrative Officer.

Insert document:

- **An Ordinance to Amend Chapter 143 (Streets and Sidewalks) of the Code of Town of Elkton to Add Article VI (Closure of Streets or Alleys)**

Guest, Mrs Dingledine was present and approached the members with several possibilities that would allow her to sell property she owns on Spotswood Tr.

- She is in a business district and cannot build residential or town houses.
- She cannot build storage units with apartments over them.
- She requested that the members give her some advice as to what she may be able to build.

§ 110-713 Special Regulations for Apartment Houses (NEW)

Discussion:

- **Ref G**
  - It may become an issue when addressing a square footage requirement to equal 800 sq. ft.

  Ref B
  - It may become an issue when attempting to enforce a rule that requires masonry finish.

A. No more than 17 dwelling units per acre

B. Apartment buildings shall be of a finished masonry construction.

C. Apartment complexes are to contain curb, gutter, & sidewalks that service all living quarters and amenities within the complex.

D. Each dwelling unit shall be provided with two paved parking space as provided in §110-703 B1 & comply with all other aspects of 110-703.

E. All common areas shall be maintained by the apartment owners. If not maintained, maintenance can be done by the town & billed to the owners at the current town rate.

F. Adequate lighting will be provided for the entire apartment complex at the apartment house owner's expense.

G. Square footage should be a minimum of 800 sq. ft.

H. The ratio should be in compliance with the Comprehensive Plan

1) Residential = **80%**
2) Multi Family = **12%**
3) Apartments = **8%**

100%

It was recommended by the Commissioners that this issue be sent to Council for a first reading. It was noted that persons in authoritative positions need to attempt to follow the Comp Plan as closely as possible when making decisions.

110-706 Sign Ordinance:

Discussion:

1) LDT signs are the latest technology!

2) Electronic board signs remain stationary until verbiage is changed.

3) Business owners want to display signs that are lit.

4) Technology has overtaken the Town of Elkton codes.

5) Current code is against any flashing and/or scrolling signs.

6) An application has been presented requesting permission to allow an electronic message broad with stationary text.
  - If existing formulas are used Mike Lucci may be permitted to construct a sign at the location of his new business on East Rockingham.

It was agreed that the Town Attorney will take 3 items to the next Council meeting for a first reading.

a. Fence Ordinance
b. Sign ordinance
c. Apartment Ordinance

Pathforwards:

With no further business to discuss the meeting adjourned. The next meeting is scheduled for the first Tuesday, October 2, 2007.

Submitted By:
Charlotte Shifflett

Daniel Talbot/Chair

Madelyn Dixon/Secretary