PLANNING COMMISSION MINUTES
November 7, 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:

Nancy Fries

The joint Public Hearing between Council and the Planning Commission began at 6:00pm. Reference Council minutes.

The monthly meeting was called to order by Dan Talbot, Chair.

Agenda Items:

- **Old Business:**
  - Home Occupation Permit for **Nancy Fries** to operate a Hair Shop from her residence located on 115 Davis St.

Cathy Morrison made a motion to recommend that Nancy Fries request be returned to Council for a vote, seconded by Madelyn Dixon.

Voice vote: 5-0

- **Fence Ordinance:**

  Discussion:

  Based on public reaction to the proposed Fence ordinance it was noted that members currently have two choices:

  a. Make a recommendation to pass the ordinance as written
  b. Table the ordinance and change the language at the next scheduled meeting.

- **Signs 110-706**

  Discussion:

  Zoning Administrator, J. Martin Shifflett suggested we need to begin at some point to get the ordinance, that was circulated, on the books.

  Madelyn Dixon made a motion to recommend that Council pass the ordinance as written, seconded by Theo Pence.

Voice Vote: 4= yes 1 = No

Motion carried

- **Mary Liz Humphrey Application**

  Discussion:

  The step in the process is to have a joint Public Hearing scheduled when the Committee meets on Tuesday, November 13, 2007.

- **Benny King Proposal**

  Discussion:

  Planning Commission members visited the proposed site on October 27, 2007.

a. Marty has mailed Mr. King a letter advising him of documentation that must be implemented before proceeding.

The October minutes need to be revised and approved at the next meeting.

Pathforward:

- Town Attorney is working on Code defining apartments.
- Town council and the Planning Commission will be having a Public Hearing regarding Mary Liz Humphrey's application. Date to be announced.

With no further business to discuss the meeting adjourned. The next meeting is scheduled for the first Tuesday, December 4, 2007 at the Elkton Area Community Center Council Chambers at 7:00 pm.

Submitted By:
Charlotte Shifflett

Daniel Talbot/Chair

Madelyn Dixon/Secretary

First Reading
Amendment to the Elkton Town Code
September 16, 2007
Adding new sub-section E to Section 110-710

Chapter 110
LAND DEVELOPMENT
Article VII
Use Regulations

Section 110-710. **Fences.**

E. No fence in any district located in a front yard shall exceed three feet in height.

First Reading
Amendment to the Elkton Town Code
September 16, 2007

Section 110-706 D. Signs as permitted uses. The following signs are permitted uses in the following districts:

(3) Business Districts. Within any business district, the following signs are permitted:

(d) An electronic message board sign may be attached to either a Class A or Class B freestanding sign. An electronic message board sign so attached shall not exceed six feet in length or 12 square feet in sign area. Sign area of the attached electronic message board shall be included for purposes of computing sign area of the Class A or Class B freestanding sign. **Any electronic message board sign must meet the requirements contained in Section 110-706 F (3) below.**

Section 110-706 F. Signs prohibited in all districts. The following signs are prohibited in all districts.

(3) ~~Any sign which contains flashing or intermittent illumination.~~
Any sign which displays scrolling text, flashing or intermittent lights, or other lights of changing degrees of intensity, brightness or color, except a sign indicating time or temperature, which changes alteration on not less than a five-second cycle.