PLANNING COMMISSION MINUTES

August 11, 2009 Public Hearing

The Public Hearing began at 6pm and was called to order by Mayor Bompiani. Denise Monger gave Roll Call for the Council with Charlotte Shifflett giving Roll Call for the Planning Commission.

Attendees:
Dan Talbot/Chair
Cole McGregor/Vice Chair
Cathy Morrison/Secretary
Charlotte Shifflett/Administrative Secretary
Margretta Isom/Council Representative
Vic Corbo
Madelyn Dixon

NOTICE OF JOINT PUBLIC HEARING TOWN COUNCIL FOR THE TOWN OF ELKTON AND THE ELKTON PLANNING COMMISSION AUGUST 11, 2009 at 6:00 p.m.

A Joint Public Hearing will be held in the Council Chambers at the Elkton Area Community Center located at 20593 Blue & Gold Drive, Elkton, to receive comments and consider a request from the Town of Elkton, as contract purchaser, for a special exception permit to develop and operate a cemetery as part of an expansion to Elk Run Cemetery on three parcels of land containing a total of 10.44 acres, more or less, currently owned by Garner H. Downey. The following tracts of land are located on the northeast side of North Street and are adjacent to Elk Run Cemetery as follows:

1.) Parcel known as tax map no. 131B2-A-L11 containing 0.561 acres, more or less, currently zoned R-5.
2.) Parcel known as tax map no. 131B2-A-L11A containing 6.527 acres, more or less, currently zoned R-5.
3.) Parcel known as and is a portion of tax map no. 131-A-L19 containing 2.956 acres, more or less, currently zoned R-2.

A survey of the property is available for review and may be obtained in the Elkton Zoning Administrator's Office located at 173 West Spotswood Avenue in Elkton. The Elkton Town Council Committee Meeting will immediately follow the Public Hearing.

7/30; 8/6

There were no comments submitted at the hearing.

Vic Corbo made a motion to close the Public Hearing and go into the regular Planning Commission meeting, seconded by Madelyn Dixon.

Submitted by:
Charlotte Shifflett

Dan Talbot/Chair

Cathy Morrison/Secretary

PLANNING COMMISSION MINUTES

August 11, 2009

Attendees:

Dan Talbot/Chair	Cole McGregor/Vice Chair
Vic Corbo	Charlotte Shifflett/Administrative Secretary
Madelyn Dixon	Cathy Morrison/Secretary

Excused: Margretta Isom/Council Representative

Dan Talbot/ Chairman called the meeting to order at 6:15 pm, immediately following adjournment of the joint Public Hearing.

- **Minutes:**
  - June minutes have been revised as requested. Cole McGregor made a motion to accept the June, July regular minutes, July Public Hearing, and July special meetings as a blanket and approve; the motion was seconded by Vic Corbo.

Voice Vote: 5-0
Motion Carried

Old Business:
Clyde Hisey Sub Division Request
2009-012

After review of Mr. Hisey's latest revised plat it was noted that all lots are in compliance with R2 and all requests have been satisfied, including a 50 ft. strip dedicated to the Town of Elkton for public road frontage.

All Hisey lots are in compliance with R 2 zoning and requests made of him are satisfied.

Cathy Morrison made a motion to approve the subdivision as shown on the plat dated July 14, 2009, Job # R 115-A-245 by Randell Newman; and to approve lot line vacations as shown on the same plat. In addition, 50 ft. has been dedicated to the Town of Elkton. Vic Corbo seconded the motion.

No further discussion.

Voice Vote = Yes 5-0
Motion Carried
Send to Clerk of Council for agenda

Elk Run Cemetery Property

a. Lot line vacations and revision
b. Special use Permit for cemetery in an R 5 zoning district.

Members were offered an opportunity to ask questions and/or make comments relative to this subject.

Vic Corbo made a motion that we sub-divide 131 A-L 19 into two lots as shown by Jerry I Sheffer on plat dated May 28, 2009 and vacate lot lines on tax parcels 131B2-A- L 11, 131B2-A- L 11 A, and sub-divided portion of 131-A-L 19 and any other lines in existing cemetery plat such that all said property becomes Parcel 131B2-A L 13. Cole McGregor seconded the motion.

No further discussion.

Voice Vote = 4-0 Yeas Dan Talbot, Madelyn Dixon, Cole McGregor and Vic Corbo
Abstained = Cathy Morrison
Motion Carried
Send to Clerk of Council for agenda

Special Use Permit
Cole McGregor made a motion that we issue a Special Exception Permit for cemetery use of 10.044 acres on plat by Jerry Sheffer dated May 28, 2009 and shown as plat "B"

No further discussion

Voice Vote = 4-0 Yeas Dan Talbot, Madelyn Dixon, Cole McGregor and Vic Corbo
Abstained = Cathy Morrison
Motion Carried

Master Plan for Elkwood
It has been confirmed that the Master Plan for Elkwood was approved by Council on October 17, 2005 immediately following a joint Public Hearing between Planning Commission and Town Council. The Plan may not have filed at the court house.

Rezoning
Charlotte has a form letter prepared to send to property owners, who are on the list for a proposed zoning change. She will mail these and attach a survey form in an attempt to get some feedback.

Vic Corbo made a motion to move forward with a Public Hearing on Rezoning as discussed in the last (2) planning commission meetings. Cole McGregor seconded the motion.

Voice Vote = Yes 5-0
Motion Carried
Send to Clerk of Council for agenda.

Planning Commission Vacancy
Two candidates submitted letters volunteering to serve on the planning commission to fill the term vacated when Harry Armbruster went to serve on Council. After a brief discussion the members decided that both were deserving to represent the town on the planning commission. The names submitted were Goldie Helsley and Maurice Johnson

Cathy Morrison made a motion to send the names of (2) candidates to council since both are deserving to serve on the commission. Madelyn Dixon seconded the motion.

Voice Vote = Yes 5-0
Motion Carried
Send to Clerk of Council for agenda

R.V. Parking
The question regarding the R.V. parking codes was postponed until a future meeting.

Dan Talbot/Chairman advised the members to be on standby in case a special meeting is called in regards to property where the new well is located. A contract may be implemented in the immediate future.

Cole made a motion that the meeting be adjourned, seconded by Cathy Morrison. The next regular meeting is scheduled for the first Tuesday, September 1, 2009 @ 7pm in the Elkton Area Community Center at 20593 Blue & Gold Dr.

Submitted By:
Charlotte Shifflett

Dan Talbot/Chair

Cathy Morrison/Secretary