Planning Commission

Meeting Minutes
September 7, 2010

Present:
Cole McGregor, Vic Corbo, Madelyn Dixon, , Goldie Helsley, Margretta Isom, Daniel Talbot, Cathy Morrison
Administration: Lauri Sigler and Charlotte Shifflett
Guests:

Pete Bonavita	Gary Beatty	Phillip Workman	Charles Berry
Pat Grieser	Mike Lucci	Didi Hensley	

Dan Talbot/Chairman called the meeting to order at 7:00 pm and began with the "Pledge of Allegiance".

Minutes:
Cole made a motion to pass the minutes from August 3, 2010 and August 10, 2010 meetings. The motion was seconded by Vic Corbo.
Voice vote 7-0
Margretta Isom, Goldie Helsley, Cathy Morrison, Dan Talbot, Madelyn Dixon, Vic Corbo, Cole McGregor
Motion Carried

Planning Commission Re-Appointments:
Margretta made a motion, seconded by Cathy Morrison to recommend to Council to reappoint Goldie Helsley and Cole McGregor to serve another 4 year term on the Planning Commission.
Voice Vote for Mrs. Helsley 6-0
Term Expires Oct. 31, 2010
Margretta Isom, Cathy Morrison, Dan Talbot, Madelyn Dixon, Vic Corbo, Cole McGregor
Motion Carried

Voice Vote for Cole McGregor 6-0
Term Expires Sept. 30, 2010
Margretta Isom, Goldie Helsley, Cathy Morrison, Dan Talbot, Madelyn Dixon, Vic Corbo,
Motion Carried

BZA Appointment:
Margretta will bring Anthony Lawson/Alternate to Council's attention for reappointment.

Old Business:
Pete Bonavita for BPML

- Who will hold the keys to Emergency Access Rd?
  - County Fire Marshall procedure will be followed.
- The maintenance gate key will stay with the developer.
- Evergreen Buffer discussion:
  - Remember a proffer is voluntary.
  - At maturity the trees will be attractive. The best suited type for different areas will be planted.
  - The trees will beautify the sub-division and also serve as screening.
  - Trees should mature to create a natural look.

Rezoning:
Vic Corbo made a motion to recommend acceptance of rezoning of Lots B 1 thru B18. Job #07057.06 Elkton Plaza West on a preliminary plat dated July 19, 2010 and revised August 18, 2010 by Hamrick Engineering, P.C. is rezoned to B 2 Business.

Mr. Corbo continued by recommending Lots 1 thru 82, Job #07057.06 Downey Knolls on a preliminary plat dated July 19, 2010 and revised August 18, 2010 by Hamrick Engineering, P.C. shall be rezoned to R 4 Residential. Cole McGregor seconded the motion.
Voice vote 7-0
Margretta Isom, Goldie Helsley, Cathy Morrison, Dan Talbot, Madelyn Dixon, Vic Corbo, Cole McGregor
Motion Carried

Proffers:
Cathy Morrison made a motion for approval to accept Proffers for Downey Knolls and Elkton Plaza West on a preliminary plat Job #07057.06 dated July 19, 2010 and revised August 18, 2010 by Hamrick Engineering, P.C with the proffers being signed on September 7, 2010 by Pete Bonavita. The Proffers shall be amended to read in Sentence #1 as Lot 40 and Lot 41
Voice vote 7-0
Margretta Isom, Goldie Helsley, Cathy Morrison, Dan Talbot, Madelyn Dixon, Vic Corbo, Cole McGregor
Motion Carried

Alley Closure M to N Street
Several property owners were in attendance to obtain the status of a proposed Title Search by the Town Attorney. Attorney Sigler discussed the 1955 Map of the Elkton Improvement Company which displays a recorded opinion. This map does not conform to current sub-Division Codes.

Former Town Manager/Gerald Monger was informed by past Town attorney Dale Davenport that Park Avenue remains a town street. Attorney Sigler is leaning toward the fact that the streets were dedicated.

- Everyone believes the Gables Sub-Division was never filed although it appears on recent surveys.
- Mr. Berry questioned where the alley closure stands as of now?
- Attorney Sigler noted her goal is to have an opinion to offer at next month's scheduled meeting on October 5, 2010. However, she does feel that section of Park Avenue exists today.
- The Planning Commission may hold a future investigation of undeveloped streets.
- Dan advised the visitors to plan how the land is going to be split and how the Town will be reimbursed.

Didi Hensley Rezoning Request:

- Didi did not receive a letter of notification of rezoning at the time of annexation. He investigated and came to the conclusion that no-one on the East side of Pentecostal Hill were included.
- Cathy Morrison brought an original of the letter she received regarding rezoning.
- Documentation exists for the (3) Public Hearings that were held prior to annexation along with the minutes noting attendees and their comment verbatim.
- Charlotte has been working with Dan and has given him material to analyze data to see if or how rezoning may impact the area. This issue will continue until next month's meeting.

Revised Sign Ordinance:

Attorney Sigler, Dan Talbot and Charlotte Shifflett met last week to review the proposed revised Sign Ordinance from a legal prospective

- Members commented that it was well put together.
- The new revision allows a few additional options.
- Signs need to balance out advertising versus the small town environment.
- It was suggested we get input from a professional sign vendor. When signs are placed at the correct height they appear much smaller to the eye.
- A brief discussion was held regarding inserting the term "*House of Worship*" along with the word *church*
- The El Paso sign is an example of what the Code will allow the owner of the business to place on his lot when road frontage is taken into consideration.
- An issue will arise in the future when vacant R 8 lots will outnumber R 2 vacant lots.
- R 3 zoning was mentioned as a possibility to explore in the East Washington/East Summit area. There are currently 77 vacant lots in R 2 Districts within town boundaries .
- Rezoning from R 2 to R 3 would be identified as an up zoning and should not create any problems. Utility hook-ups exist if new customers wish to connect.
- Some recent allegations need to be investigated.

Pathforward:

Dan will continue to compile information given by Charlotte. The data gathered may serve a two-fold interest

1) Impact of density in East Washington/East Summit area if rezoning is considered.
2) Information will be converted into statistics to be used in Comprehensive Plan review.

Cathy Morrison made a motion to adjourn, seconded by Madelyn Dixon. The next regular meeting is scheduled for October 5, 2010.

Chairman/Dan Talbot

Secretary/Cathy Morrison