PLANNING COMMISSION

MAY 1, 2012
7 PM

Present: Madelyn Dixon, Cole McGregor, Dan Talbot
Margretta Isom, Cathy Morrison
Excused: Jason Blose, , Goldie Helsley,
Staff: Charlotte Shifflett Attorney/ Lauri Sigler

The regular meeting of the Elkton Planning Commission began at 7:00 pm. Dan Talbot/Chairperson led the group by reciting the Pledge of Allegiance.

The April minutes will be reviewed at the next scheduled meeting in June.

DISCUSSION:

Division of Kenneth Kite Property on North Eastside Highway
Tax Map 115 (2) -2
A 1 Zoning District
Members viewed a preliminary plat from the office of surveyor, Bobby Owens, requesting a portion containing 10.172 acres be sub-divided for a family member. Tentatively the plan is to restore the Adam Miller (historical) house.

It was determined that this property could be sub-divided if and when a formal request is documented.
Pathforward:
The Zoning Administrator should advise a letter of intent be submitted with the owner's application before the Planning Commission would take action.

Comprehensive Plan
Chapter 10 Existing Use of Land

The Land Use Guide
The following Land Use Categories describe the types of land uses that are desired in the Town of Elkton. These descriptions correspond to the Future Land Use Map developed as a part of the Comprehensive Plan.

1) ***Consersation District C-1***
2) ***Low Density Residential District R -1***
3) ***Low Density Residential District R -2***
4) ***Single Family Residential District R -3***
5) ***Residential District R -4***
6) ***Residential District R -5***
7) ***High Density Residential District R -6***
8) ***Residential District R -7***
9) ***Planned Unit Development District R -8***
10) ***Downtown Business District B-1***
11) ***General Business District B-2***
12) ***Planned Business District B-3***
13) ***Light Industrial M-1***
14) ***Flood Hazard District FH-1***
15) ***Agriculture and Limited Uses District A-1***

- Review the remainder of the Comprehensive Plan. A meeting will be scheduled for June 1, 2012 beginning @ 8 am thru 10 am. This Special Meeting has been called by Dan Talbot/Chairman and all members, in addition to the public, are invited to attend.

- Urban Development
  General Legislators acted on the proposed bill which would have required towns to include urban development areas in their revised Comprehensive Plan. This is not a requirement anymore since the Governor signed it on March 8, 2012.
- Housing
  Pathforward:
  Lauri Sigler accepted responsibility to write a narrative regarding the subject of "Affordable Housing". Data from the Public Hearing, held February 10, 2012, will also become a part of this chapter.

MAPS

- Obtain a 5 yr plan of sewer lines.
- Obtain a 5 yr plan of water lines
- Contact Robbie Huff regarding a Water Model Map
- Obtain a traffic study map of N Stuart Avenue.
- Revise Goals Section

Committee:
Lead Members:

Category	Lead member
Residential 1-4, flood hazard, Yard Sales	*Madelyn Dixon*
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	*Dan Talbot*
Residential 7-8, and Conservation	*Goldie Helsley*
Business, Industrial. Telecommunications	*Cathy Morrison*
Subdivisions	*Margretta Isom*
Sigs, Parking, Definitions, Streets and Alleys	*Cole McGregor*
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	*Jason Blose*

Please reference the above table when you receive your agenda each month. Match up your category and be prepared to lead a group discussion on your selected subject if it appears on the agenda.

2012 Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*(duplex) single family attached*
January	2	3	0	0
February	5	4	0	0
March	1	3	0	0
April	8	2	0	0
May	5	14	0	1
June				
July				
August				
September				
October				
November				
December				

The meeting adjourned at 8:45 pm. A special meeting is scheduled for June 1, 2012 beginning @ 8 am thru 10 am, to be held in the Municipal Offices of Mayor Davis, 173 W Spotswood Avenue, to discuss Comprehensive Plan.

The next regular meeting will be held June 5, 2012 @ 7 pm in Council Chambers located at 20593 Blue & Gold Dr., Elkton Area Community Center.

PLANNING COMMISSION

Dan Talbot/Chairman

Cathy Morrison/Secretary