Regular Meeting
JUNE 2, 2015
7:00 PM

The regular meeting of the Elkton Planning Commission was held at approximately 7:00 pm, June 2, 2015 in the Council Chambers at the Elkton Area Community Center with Chairman/ Dan Talbot presiding.

All present were asked to join in the Pledge of Allegiance

Present: Cole McGregor, Dan Talbot, Margretta Isom, Mike Sipe
Excused: Cathy Morrison
Staff: Charlotte Shifflett
Guest: Roy Gene Davis, Robert Morris Sr., Mayor Printz

Minutes:
Cole McGregor made a motion to accept the May 5th 2015 minutes, seconded by Margaretta Isom.
Voice Vote **4--0**
Cole McGregor, Dan Talbot, Margretta Isom, Mike Sipe
Motion Carried

Margaretta Isom made a motion to accept the Special Meeting Minutes from May 18th, 2015, seconded by Mike Sipe.
Voice Vote **4--0**
Cole McGregor, Dan Talbot, Margretta Isom, Mike Sipe
Motion Carried

Mayor Printz
The Mayor visited the meeting to share his thoughts with members. He expressed the fact the council cares and all are involved. He offered *"thanks"* from council and himself. Everyone respects Chairman Talbot for dealing with the controversial issues in his leadership role. Council Woman Isom conveys, very specifically, in her position as the council representative. She often offers an opinion or has a question that others have not thought about. He emphasized to Cole and Mike that he is proud of all Planning Commission members and offered them a *"Thank You"*.

His conversation continued by noting the effort put forth, by members, lead him to introduce the implementation of a $100.00/month salary beginning July 1, 2015. It is a start and shows we care; council emphatically supported the money. It is a token of gratitude. The county will be invited to participate in a meeting with town professionals and members of the different commissioners in the near future. Hopefully, Mike Breeden will become more involved and see what this side of the county is accomplishing.

The mayor reiterated he was impressed by the Auto Zone discussion at a recent joint public hearing. The Special Exception Permit was thoroughly researched and an extra effort was put forth by the planning commission in advance. The height of the sign was passed from ground level rather than the road level which was satisfactory to all involved.

The mayor continued by expressing how conscientious the planning commission acted when they brought an issue back to life on Wirt Avenue. The properties were rezoned from B 2 Business to R 5 Residential. You were recognized and are to be commended for doing the morally correct thing.

A lot of blight properties still exist in town with total resistance by owners to clean up! With the new code in effect the town is prepared to go to court if necessary. Continue to follow your leadership to do better. A *"Thank You"* to Charlotte/Zoning Administrator for implementing rules in a cordial fashion; your desires are well thought out. Once again, *"Thank You"* from the mayor and council.

NEW BUSINESS:
Candidates for Planning Commission vacancies.
Robert Morris Sr.
749 Newtown Rd
Elkton, VA 22827

Chairman Talbot asked Mr. Morris to explain why he felt led to apply for the vacancy.

Mr. Morris proceeded to inform the members he is retired. He would like to become involved and be a positive factor since he feels the town is headed in the right direction. He has always lived in the town and feels we as a town still have a lot to offer. He saw the town booming in the late 1950's and 60's. He has noticed citizens demonstrate more positive attitudes and believes the balance is important to town government.. He lives on the east side of town and would like for that area to have a voice. His neighborhood was annexed 11 years ago and he wants to see it continue to move in the right direction.

Council member Isom wondered if he would be available to attend monthly meetings. In addition, when a public hearing is held you need to be present to hear public comments before making a recommendation. Public Hearings are an important part of being a Planning Commission member.

Mr. Morris stated "I will take the position seriously. You must attend meetings to be involved. Additionally, I want to grow and become educated". Mr. Morris believes Chairman Talbot is a good leader and is an impressive individual.

Dan Talbot noted when contentious situations arise he refers to his quote which is applicable to most all situations:

ZONING is the device of democratic people for mutual protection. The PROTECTION is from those who recognize no rights of others, insist upon all rights for themselves.
-Selected

ZONING is the best method so far devised for directing building development for the combined purpose of securing safety from fire and Accident, protection of health, morals, comfort, prosperity, and general welfare, preservation of property values and improvement and beautifying of towns.

Our right to property is the same as our right to liberty; it is subject to the greater rights of all citizens.
-Roanoke Planning Commission

Mr. Morris noted he kept an open mind in his last position as a Maintenance Planner. What it boiled down to was communication with the guys on the job. He listened to the pros and cons of an issue before making a final decision. You need to ask yourself what is good for the community. Sometimes, you will not be popular but always follow the laws and/or rules. Keep issues out in the open, let the public be aware. Allow the town to grow but let it remain a family town. Mr. Morris ended his interview by saying "I will not make a statement without all the facts. That is where I stand".

Chairman Talbot thanked Mr. Morris for offering to serve on the planning commission.

Roy E Davis
202 Hill Avenue
Elkton, VA 22827

Mr. Davis began his dialogue by revealing he was born in the town 75 years ago and lives in the same house he was born in. He has always been involved in the town but became more active after his retirement from Merck & Co. 11 years ago. In the past he served on the council and served as a consultant to council. More recently he served two terms. 4 years, as Mayor of the Town of Elkton. He went on to disclose he could serve on the board and get back into town business publically. He has a good meeting attendance record and missed only when he was hospitalized and endured a recuperation period. Mr. Davis stated "I have a philosophy, when I see development I ask myself if this is really the right thing"? He ended his interview by noting he would be proud to serve. He feels pleased to say his four years as mayor went well. If something needs to be done, consider it; then do it!

Mr. Talbot expressed that each member takes a section from categories listed and leads the conversation relative to their assigned subject. The members need to return to this practice.

Mr. Davis mentioned in the course of a week he rides at least once on every street located in town. He enjoys riding as a pastime.

Mr. Talbot appreciates the town and what it offers.

Mr. Davis concluded by advising the members he appreciated the opportunity to speak and thanked them once again before being seated.

Both candidates excused themselves from the meeting, thus giving members an opportunity to discuss what they heard and shared.

Chairman Talbot asked members how they felt about the two potential members, and Cole replied, "We have two openings to fill".

Cole McGregor made a motion, seconded by Mike Sipe, to forward a recommendation to council that Mr. Morris and Mr. Davis are allowed to serve on the Planning Commission for the two remaining vacated terms.

Voice Vote 4--0
Cole McGregor, Dan Talbot, Margretta Isom, Mike Sipe
Motion Carried

Charlotte was advised to talk with Kevin and inquire if a procedure could be written with details regarding monthly payments to members.

- Would missing a meeting mean no pay for the person being excused?
- What if the chairman cancels a meeting due to the lack of no agenda items?

Margaretta Isom will also request a meeting with Kevin Whitfield regarding the issue of pay checks and exceptions; if any apply.

ORDINANCE

Please get with Denise and schedule a joint public hearing for the month of July. Be sure council members receive a copy of the proposed amendment:

- 110-610 C
- 110-611 C

- Ref. May 5, 2015 Meeting Minutes Exhibit "A"

FEMA RESPONSE

A response has been mailed to Mayor Printz, regarding Erwin Michael's request, to construct mini-storage units behind the Tannery apartments.

- The planning commission may want to consider to rezone to something rather than R 6.
- R 6 zoning allows apartments by permitted use.
- How important is this project to the town?
- It goes back to citizens up Newtown Rd. who have no sewer as promised in the annexation agreement of 2005.
- The real question is what's in the best interest of the town versus E Rockingham St residents?
- This is a hard argument.
- Increased traffic was a citizen's concern but most people do not go to the storage unit on a daily basis.
- We need to find out what council really wants.
- Margaretta will meet with Kevin Whitfield, on behalf of council, and establish the importance of the issue from the town's prospective.

ACCESSORY BUILDINGS/CORNER LOTS

- A decision must be made as to whether we should proceed with an amended ordinance to define corner lots for accessory buildings.
- The question was raised by the Ecroyd's who live on the corner of Jackson Ave./E Spotswood Ave. An incident occurred when a town tree fell on their neighbor's property and damaged his building which was grandfathered in long ago. Mr. Ecroyd was in possession of a new accessory building which did not meet current setbacks, although, it did not obstruct anyone's view when entering E Spotswood Ave.
- Several neighbors across the street also had buildings which were grandfathered.
- An observation has been made that lots of non-compliant storage buildings are located throughout the town.
- Chairman Talbot read the code and sees no easy resolution, therefore, if another issue comes up in regards to a similar situation we will forward to council for further advice

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

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.

2015 Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*(duplex) single family attached*	*Incomplete*
January	2	2	1	1	
February	2	4			
March	2	5	1	1	
April	1	4		4 units	
May	2	9			
June					
July					
August					
September					
October					
November					
December					
YTD					

Cole made a motion to adjourn, seconded by Mike Sipe. The next regular meeting will be held July 7, 2015 @ 7 pm in Council Chambers located at the Elkton Area Community Center on 10593 Blue & Gold Dr. in Elkton, VA. If a cancellation occurs you will be notified at least 48 hours prior to the meeting as written in By-Laws, Article VII 7-3.

Dan Talbot/Chairman

Cathy Morrison

Cathy Morrison/Secretary