Donates Present **

Present:	**	Dan Talbot/Chairman
	**	R. Cole McGregor/Vice Chairman
		Cathy Morrison/Secretary
		Margaretta Isom/Council Repre.
	**	Roy Davis (7:10 pm)
	**	Robert "Bobby" Morris
	**	Mike Sipe
Administrative		Charlotte Shifflett
Guest:		Caleb Soptelean

The regular meeting of the Elkton Planning Commission was held on April 5, 2016 in the Council Chambers located at the Elkton Area Community Center with Dan Talbot/Chairman presiding.

Chairman Talbot called the meeting to order at 7:00 pm. All present were invited to stand and join in the Pledge of Allegiance.

A. MINUTES:

Cole McGregor made a motion to accept the Feb. 29, 2016, Joint Public Hearing @ 6:15 pm, meeting minutes, seconded by Bobby Morris.

Voice Vote 4-0
Dan Talbot, Cole McGregor, Bobby" Morris, Mike Sipe
Motion Carried

Cole McGregor made a motion to accept the March 1, 2016 minutes seconded by Bobby Morris.

Voice Vote 4-0
Dan Talbot, Cole McGregor, Bobby" Morris, Mike Sipe
Motion Carried

Dan set a meeting with Nathan Miller, after the joint public hearing held on Feb. 29, 2016; to discuss and make several minor revisions to the proposed ordinances. Public concerns and comments were addressed by the pair and your packet should contain the document for recommendation at tonight's meeting.

Dan expressed he held a one on one conversation with Realtor Pete Bonavita. Mr. Bonavita relayed to Dan that after listening to public comments and answers he has a better understanding regarding what is going on.

B. JW Gordon & Dan Talbot April 5, 2016

Mr. Gordon, Pham's local representative, and Dan held a phone conversation regarding plans by Pham Chopra relative to placement of transitional homes in the Town of Elkton. The following points were made:

1) There are no current plans to locate in town anytime soon. Keezletown is an option to be reopened along with another sight under consideration.
2) Currently pursuing Green Way Project and the Elkton Theater.
3) Vo-Tech is drawing plans for paths, potential picnic areas, etc.
4) A Conceptual Drawing is forthcoming displaying projects that could be done.

5) Reinforced the fact that Mr. Chopra's prospective is to help the town. In addition, he wants to help the town help themselves while aerating an avenue for it to happen.
6) He wants to see more activities, and a better infrastructure with more citizen support...
7) Open to more great ideas.
8) Plans to convert the Kite Mansion into an upscale restaurant.
9) Form a volunteer group.
10) Advised the town to proceed with code revisions.
11) Mike Sipe commented on the fact he feels the Planning Commission has been pro-active in preparing the latest changes.
12) Greenway, which includes the wetlands, is a good idea. Mike noted he and his wife discussed this possibility 20 years ago when they first became town residents.
13) Lynchburg has a nice Greenway which extends several miles in parameter.
14) Pursue placing Conrad's Store and the Elkton Theater on the State and National Historic Registers.

C. DISCUSS REVISED ORDINANCES DOCUMENT

Chairman Talbot wanted to review changes made to the document by the town attorney and himself, following the Joint Public Hearing.

Exhibit I

- A "family" is:
  b) Any of the following groups of persons, living together and sharing living areas in a dwelling unit:
  Reference **c**
  Reference **d**
- The state has already defined codes.
- Several concerns were raised by citizens regarding licensed facilities. In reality, this subject is well covered in existing state codes.
- The issue of parking was addressed in § 110-703. The Code was modified to read "Boarding and rooming houses, dormitories, Transitional Housing Facility/Living Center."
- Planning Commission members feel all issues were discussed and resolved.
- Bobby Morris emphasized "It is important to relay the information to all residents."
- Dan offered Kudos to members for their participation in what has been a lengthy and tedious controversial process at times.

Cole McGregor, seconded by Roy Davis made a recommendation that *Exhibit I* be approved, as revised, and forwarded to the Elkton Town Council for approval.

Voice Vote Yes 5-0
Dan Talbot, Cole McGregor, Bobby Morris, Mike Sipe, Roy Davis
Motion Carried

D. Proposed Change Meetings to Monday vs. Tuesday

Parking spaces are unavailable for easy access on Tuesday night due to the Blue Grass Music Jam Sessions.

- Changing to Monday night will result in some members being unable to attend due to prior commitments.
- Public Works will be constructing additional parking on the east end of the building. No tentative date as of yet.
- We will table the item until the May meeting.

E. Supreme Court Case Ruling on Signs

Nathan Miller shared a copy of the proposed Sign Ordinance precedent set after a Supreme Court case last year.

- Cole McGregor will take a copy and compare the suggested language with our existing ordinances.
- Each member will receive a copy via e-mail for comparison.
- Our ordinances may need minor changes to be sure the overall size and length of time to display signs are non-discriminating.

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

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.

2016 Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*(duplex) single family attached*	*Incomplete*
January	2	1	1		Reject
February	6	3	1		
March	3	6	1		
April					
May					
June					
July					
August					
September					
October					
November					
December					
YTD					

Cole McGregor made a motion, seconded by Roy Davis to adjourn the meeting

The next meeting Planning Commission Meeting is scheduled for May 3, 2016 @ 7pm in the Council Chambers in the Elkton Area Community Center located on Blue & Gold Dr. 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.

Chairman

Secretary