REGULAR
COUNCIL MEETING
April 16, 1990

The regular meeting of the Elkton Town Council was held April 16, 1990 at 8:00 P.M. in the council chambers with the Mayor Charles E. Dean presiding. The following council members were present: J. R. Correa Jr., B. B. Holt, H. W. Leap, L. C. Life and R. L. Snow. R. B. Hutton was absent. Dale Davenport, Attorney, Norma Leap, Clerk and Warren Pence, Chief of Police were also present.

Mr. Gregory Rion, President of the Elkton Volunteer Fire & Rescue was present to explain what is taking place between the Fire Company and Rescue Squad. The membership has taken a vote to split. This should not affect the service to the community. The squad and fire department will continue to operate out of the same building for a certain length of time. The squad does plan to move into another building or build another building by next year if possible.

Mr. Garland Sheets stated that the Rescue Squad is looking for property in town and hopes they will not have to go outside town to build.

Mr. Kenneth Whittington was present regarding a mini dump which Mr. Raymond Gooden, a building contractor, started approximately eighteen months ago at the N.W. corner of his back yard on property owned by Randal Dean. There are broken cinder block, wooden pallets, building material, wiring, plumbing materials, oil drums and other discarded material in the area. Mr. Whittington stated he had talked with Mr. Gooden last summer and asked him to please remove this as it is an eye sore and degrading to the community but it was still there as of the first of March. Mr. Whittington wrote council about the problem. Councilwoman Life had felt she could resolve the problem without taking council's time. She contacted Mr. Monger who in turn contacted Mr. Gooden. This was suppose to be cleaned up within thirty days but is has not been done. Mr. Whittington stated he would appreciate council's help and support in having this trash dump removed.

Councilwoman Life stated she had talked with Mr. Gooden and thought this was going to be taken care of. As nothing has been done as yet, she feels something further needs to be done.

Council decided to have Mr. Davenport check into this problem and have something done either through the attorney or the Chief of Police.

Councilwoman L. C. Life moved, seconded by Councilman H. W. Leap and carried to approve the minutes of the Regular Meeting March 19, 1990 as presented.

Chief Pence presented the monthly police report. He reported that Carla Comer has been hired as a temporary dispatcher and that Deborah Curtis is in the hospital.

Chief Pence informed council that he plans to give the town residents a week or so before they begin enforcing the town tag ordinance.

Councilman R. L. Snow moved, seconded by Councilman B. B. Holt and carried to approve the Finance Report for the month of March.

Mrs. Leap reported that she has given Mr. Monger budget figures through March and hopes they can get the budget worked out this week.

There is a new statewide health benefits program called The Local Choice Health Benefits Program which towns have the opportunity to join. Mayor Dean and Mrs. Leap attended a meeting on the program. Mrs. Leap sent in an application and has received the proposed rates. It seems this program will save the town and the employee money. Council needs to decide as soon as possible if they want to change to this health insurance program.

Councilman R. L. Snow moved, seconded by Councilwoman L. C. Life and carried to have Mayor Dean and Mr. Davenport review the insurance information and make a decision.

Councilman R. L. Snow moved, seconded by Councilwoman L. C. Life to approve on Second Reading the hiring of Saffer Inc. to do a study on the town's electric, water and sewer rates not to exceed $15,000.00. The vote was recorded as follows:

Correa	- yea	Life	- yea
Holt	- yea	Snow	- yea
Leap	- yea		

Councilman Snow reported that the new Recreation Coordinator is on the job and they have met with him to explain his duties.

Councilwoman Life stated that she attended the Cemetery Commission meeting. They plan to start advertising their meeting dates so the public will know when they meet. They also are going to write a letter of apology to the people for the work that was done on their lots and are sending out the rules and regulations which they are going to enforce.

Councilman Holt reported that he and Councilman Leap are on the Library Board. There is a move to improve and expand the library. They are interested in expanding the young people's operation into the cemetery room. Councilman Holt and Councilman Leap felt this might be feasible. They are also concerned about handicapped access. They would like to expand the hours of the library but are not optimistic that the county is going to have the funds to do this.

Councilman Holt reported that they have not met as yet to talk with Merck representatives regarding the park on Ore Wash Road but will be meeting at the Merck Plant to talk about this in greater detail.

The Shenandoah Valley Planning District Commission is having a seminar on solid waste April 30-May 1. Councilman Holt plans to attend on April 30th. He plans to see what he learns at the seminar before having a committee meeting to discuss how the town plans to handle solid waste and whether we should have all of our trash collection done by a private hauler.

Councilman Holt reported that he has talked with Bill Strider regarding the Central Shenandoah Planning Commission doing the Comprehensive Plan and Annexation Study. Mr. Strider gave a rough figure of $12,133.00 for the Comprehensive Plan and $8,753.00 for the Annexation Study; an approximate total of $21,000.00.

Councilman Holt stated he plans to attend the Virginia Department of Transportations funding allocation meeting to push for some improvements on Route 340.

Councilman B. B. Holt moved, seconded by Councilman H. W. Leap to adopt on Second Reading the following ordinances for zoning fees:

Ordinance to be numbered Section 2-6-1 of the Code of Ordinances, Town of Elkton, Virginia

BE IT ORDAINED that the Code of Ordinances, Town of Elkton, Virginia, is hereby amended by adding certain Sections, to be numbered Section 2-6-1 through Section 2-6-7, which Sections read as follows:

Section 2-6-1 - Fee for Zoning Permit for a Permitted Use.

The following fees shall be charged upon the filing of an application for a zoning permit for a permitted use:

A. Base fee for a permitted use of any kind - $25.00
B. Additional fee in residential zones for each dwelling unit sought - $25.00, plus engineering costs anticipated by the Town for the purpose of evaluating the application, if needed.
C. Additional fee in business and industrial zones - $300.00, plus $25.00 per acre, plus engineering costs anticipated by the Town for the purpose of evaluating the application, if needed.

D. Additional fee for revisions to application or resubmittal of application required by the Town - $25.00, plus engineering costs anticipated by the Town for the purpose of evaluating the revised or resubmitted application, if needed.

Section 2-6-2 - Fee for Permits Issued Through Special Exception Process.

The following fees shall be charged upon the filing of an application:

A. Special exception permit - $100.00
B. Limited bed and breakfast permit - $100.00
C. Home occupation permit - $100.00

Section 2-6-3 - Fee for Application for Zoning Map Amendment.

A fee shall be charged by the Town upon the filing of an application for the amendment of the Zoning Ordinance or Zoning Map, in all zones except business and industrial zones, in the amount of $150.00, plus $20.00 per acre for the land owned by the applicant which would be affected by the suggested amendment.

A fee shall be charged by the Town upon the filing of an application for the amendment of the Zoning Ordinance or Zoning Map for all land in business and industrial zones in the amount of $200.00, plus $50.00 per acre for the land owned by the applicant which would be affected by the suggested amendment.

Section 2-6-4 - Fee for Proceedings Before the Board of Zoning Appeals.

A. The Town shall charge $300.00 upon the filing of an application for a variance from the Zoning Ordinance.

B. The Town shall charge a fee of $300.00 upon the filing of an application for a review of an order, requirement, decision or determination of an administrative officer or similar matters.

Section 2-6-5 - Subdivision Fees.

A. The Town shall charge $100.00 for the submission of a preliminary sketch in connection with the subdivision process of the Town.

B. The Town shall charge a fee for the submission of a preliminary plat in connection with a subdivision, in the amount of $75.00, plus $5.00 per lot sought in the subdivision, plus the Town's actual engineering costs, if any. Such costs shall be the charges to the Town by a consulting engineer to review the plans, the plat and the proposed subdivision and render advice to the Town.

C. The Town shall charge a fee for the submission of a final plat in business and industrial zones in the amount of $300.00, plus $25.00 per acre, plus the Town's actual engineering costs as charged by a consulting engineer, if desired by the Town, for services in reviewing the final plat.

D. The Town shall charge a fee for the submission of a final plat in Multi-Residential District R-4, R-5 and R-7 zones, and High-Density Residential District R-6 zones, in the amount of $400.00, plus $10.00 per unit, plus the Town's actual

engineering costs as charged by a consulting engineer, if desired by the Town, for services in reviewing the final plat.

E. The Town shall charge a fee for the review of a final plat in other zones in the amount of $100.00, plus $20.00 per lot, plus the Town's actual engineering costs as charged by a consulting engineer, if desired by the Town, for services in reviewing the final plat.

F. The Town may require that an estimate of its actual engineering costs be paid upon submission of the preliminary or final plat, with the balance to be paid or the excess refunded upon the Town's receipt of an invoice from the engineer.

Section 2-6-6 - Fees for Lot Line Revisions and Vacations.

A. The Town shall charge a fee of $100.00, plus $5.00 per lot for all lots affected, for a lot line revision or vacation.

B. The Town shall charge a fee of $150.00 for processing an application for the vacation of a plat.

Section 2-6-7 - Planned Unit Development.

The Town shall charge a fee upon the submission of an application for a Planned Unit Development in the amount of $400.00, plus $10.00 per proposed dwelling unit, plus the Town's actual engineering costs as charged by a consulting engineer, if desired by the Town, for services in reviewing the application. The Town may require that an estimate of its actual engineering of its actual engineering costs be paid upon submission of the application, with the balance to be paid or the excess refunded upon the Town's request of an invoice from the engineer.

The vote was recorded as follows:

Correa	- yea	Life	- yea
Holt	- yea	Snow	- yea
Leap	- yea		

There was a discussion regarding the request for a sign by Dean Lumber Company. Mr. Davenport and Mr. Strider recommend the zoning ordinance be amended to clean up the sign ordinance as there is no real provisions in the ordinance for roof signs. There are a few other corrections and additions which need to be made. This request by Dean Lumber would probably not be allowed in the present ordinance. Mr. Strider plans to have a draft ready by the next meeting. Council decided to wait until the changes are made before considering this request.

There was a discussion on a sign for the side of the Municipal Building. Mayor Dean has talked with Jeddie Hensley and he is suppose to give the town a sketch of a sign and quote a price.

Councilman Snow stated he would rather see a nice lighted sign out front, not one on the building. Councilmen Correa, Leap and Snow offered to take some pictures of signs so council can look at both options.

Mayor Dean reported that he had received a letter from William O'Brien regarding the refuse collection site and his letter of February 20th. Mr. O'Brien stated he did not communicate his message very well and apologized for the poor phraseology and any affront taken by the Mayor or members of Council. He listed the action being taken by the county to correct the problems at the site.

Chief Pence stated that Sheriff Weatherholtz has contacted him requesting assistance in enforcing the regulations for use of the county trash site.

Mayor Dean reported that the Leadership Prayer Breakfast in Harrisonburg will be May 5th.

Mayor Dean stated that the Rockingham County Recycling Commission will meet Thursday, April 26th. at 7:00 in the Circuit Court room. Councilman Holt will serve as our representative and Mr. Monger will be an alternate.

Mrs. Leap was asked to check to see if the Rockingham County Municipal League will be meeting Wednesday night at Broadway.

Councilman Snow reported that he met with Mr. Hulings, Wendal Eberly and Gary Beatty to discuss recreation and how Elkton is overlooked and left out sometimes of Rockingham County's scheme of things. Councilman Snow stated he hopes something will come out of this meeting.

As there was no further business, the meeting adjourned.

MAYOR: Charles E Dean
Charles E. Dean, Mayor

RECORDER: Norma R. Leap
Norma R. Leap, Clerk