June 11, 1996

Planning Commission Minutes

Planning Commission Members Present
Tom Weyrick, Chair
John Adams, Vice Chair
Lou Ellen Kirkendall
Andy Dixon
Barry Ream
Dan Dail, Council Representative

Planning Commission Members Absent
Benjamin K. King, Secretary

Staff Present
Ted Costin, Town Manager
Joe Shifflett, Director of Public Works/Zoning Administrator
Rick Carey, Administrative Assistant to the Town Manager

Planning Commission Meeting

Chairman Weyrick called the June meeting of the Elkton Planning Commission to order at 7:05 p.m. The Commission considered and acted on the following:

(1) BPML Properties/LLC, Route 3, Box 4C, Elkton to rezone 1/2 acre from R2 (Medium Density Residential) to B1 (General Business) located on the west side of Route 340 approximately 3/4 mile south of Route 33 in the Stonewall Magisterial District, Election District #5.

(2) Bear Lithia Baptist Church, Route 1, Box 521, Elkton, for a Special Use Permit to construct a church, with a seating capacity of 200 to 300, on property located on the west side of Route 340 approximately 300 feet south of Route 607 in Stonewall Magisterial District, Election District #5, zoned A-1.

(3) A request for sideyard variance from 35' to 15' by Frank and Mary Fravel, P. O. Box 109, Greenwich, New Jersey. Proposed was a bathroom, kitchen and 2 bedrooms addition to an existing cabin located on property on the north side of Sun Valley Drive approximately 2 miles southeast of Route 340 in Stonewall Magisterial District, Election District #5.

Commission Recommendations:

(1) BPML

Mr. Ream stated he found no advantage to the Town of Elkton to favorably recommend the rezoning. Mr. Costin stated that due to an earlier error in the rezoning of the parent property the current property is split-zoned and can not be utilized for commercial nor residential development. Mr. Ream motioned to recommend denial. Ms. Kirkendall seconded and the motion carried by voice vote.

(2) Bear Lithia Baptist Church

The Commission decided no objections be expressed regarding the request.

(3) Fravel

Considering the distance of this property from the Town of Elkton "no comment" was rendered by the members.

The Commission reviewed the minutes of the April 8, 1996, May 14, 1996, and May 21, 1996 meetings. Ms. Kirkendall amended the April 8, 1996 minutes to read "The first order of business was the approval of May's minutes. With the correction made, Mr. Adams motioned approval; Mr. Dixon seconded; motion carried. Ms. Kirkendall motioned to approve May 14, 1996 minutes; Mr. Adams seconded; motion carried. Mr. Ream motioned to approve May 21, 1996 minutes as read; Ms. Kirkendall seconded; motion carried.

Mr. Weyrick adjourned the meeting at 8:07 p.m., at which time Mr. Monger demonstrated the Geographic Information System (GIS).

Signature - Chairman

Signature - Secretary