Elkton Planning Commission
Monthly Meeting Feb 8, 2007

Attendance:

Harry Armbruster, Vice Chair
Madelyn Dixon, Secretary
Cathy Morrison, Commissioner
Jeremy Ream*, Commissioner
Theodore Pence*, Council
Marty Shifflett, Admin Rep
Dan Talbot, Chair

* Absent
** Guest

Approval of Minutes:

Harry moved to accept minutes from January meeting; seconded by Madelyn and passed 4-0 with 1 abstention (Marty).

By Laws:

Harry made a motion to move the Planning Commission Meeting from the second Thursday to the first Tuesday; seconded by Madelyn and passed 4-0 with 1 abstention (Marty).

Planning Commission:

John Yates appeared before the commission to introduce himself and express his interest for membership. The Commission interviewed him and explained the condition of the opening re: Marty's appointment as acting Zoning Administrator and the possible need to backfill his seat if he is made Zoning Administrator.

Benny King/Quail Run Phase V:

Benny appeared before the commission again and expressed his findings on the lack advertisement for the zoning changes. He expressed the desire to expedite his plan and come to a conclusion. The commission advised Mr. King to wait for the attorney's response.

Tannery Apartments:

Erwin Michael requested the Commission review his request to build an apartment complex on 549 Tannery Lane.

Harry made a motion to deny Ervin Michael's request for an additional apartment unit due excessive density. Madelyn seconded, passed 5-0.

Revitalization Ideas

Marty shared an idea around business development and brought the commission up to speed on this idea and will make information available at the next meeting.

Kite Property Development:

Dan asked the commission if it was interested in Master Planning the Kite Property. Everyone expressed interest in helping; Dan expressed his belief that he and Marty would move forward by volunteering the Commission's services on this matter.

East Washington Street:

The Commission reviewed the situation on East Washington; two houses being built on one lot. No one was interested in entertaining rezoning the area marked as R-4.

Lot Line Vacancies:

Marty requested the commission to recommend that the zoning administrator have the ability to vacate lot lines to allow property owners to build a residential unit on multiple lots and make a single lot.

Cathy moved to give the Zoning Administrator the authority to vacate lot lines for lots owned by a single owner for the purpose of creating a larger single lot that will comply with zoning ordinances Harry seconded passed 4-0 (1 abstention – Marty).

George Hensley:

Marty presented a request from George Hensley to close Henry Avenue between C Street and Terrace Avenue to allow him to purchase it from the Town to make a more attractive lot for a new home. There being no ordinance on that would allow us to close the street, we need to recommend an ordinance and send to council.

Pathforward(s):

- Fill out a zoning permit vacating lot lines for Mr. Brown
  responsibility: M. Shifflett timing: 6-Mar-07

- Bring code to Town Council around street closure as voted on at our May 2006 meeting
  responsibility: M. Shifflett timing: 13-Feb-07

- Obtain a response from the attorney around Phase V of Quail Run
  responsibility: M. Shifflett timing: 6-Mar-07

- Bring proposed code focusing on apartments to next Commission meeting
  responsibility: M. Shifflett timing: 6-Mar-07

_____ _____

Daniel Talbot/Chair Madelyn Dixon/Secretary