PLANNING COMMISSION MINUTES
January 21, 2008

Attendance:

Talbot, Dan – Chair
Armbruster, Harry – Vice-Chair
Dixon, Madelyn – Secretary
Morrison, Cathy – Commissioner
Ream, Jeremy – Commissioner*
Shifflett, Charlotte – Admin Rep
Shifflett, Marty – Zoning Admin
Laurie Sigler- Town Attorney
Pence, Theodore – Council Rep*

(*) denotes absence of member

The regular Planning Commission meeting began @5:30 pm with Dan Talbot officiating. The minutes from the last meeting were reviewed. Harry Armbruster made a motion to accept the minutes as read, seconded by Cathy Morrison. The minutes stand approved.

Old Business:

- **Fence Ordinance Section 110-710 Fences**

First Reading September 16, 2007

E. No fence in any district located in a front yard shall exceed 3 feet in height.

Five possible alternatives were passed along to Planning Commission members. After reviewing and discussing the options; members chose #4 and revised the statement to read as follows:

4. Any fence located in a front yard in any district shall not exceed forty-two inches in height unless the surface of at least 50% of the area over forty-two inches tall of the fence is uncovered to allow visibility through the fence.

Cathy Morrison made a motion to recommend that Option #4, as revised and rewritten, be forwarded to Town Council. Harry Armbruster seconded the motion.
4-0 Voice Vote
Motion carried

Pathforward:
Charlotte will place the Ernest Shifflett property located on Newtown Rd on next month's agenda.

The meeting was adjourned in order to join Town Council in a Public Hearing for the B & B Request presented by Mary Liz Humphries and Richard Mondale.

Public Hearing:
The joint Public Hearing between Council and the Planning Commission began at 6:00 pm.
The roll call was made by Charlotte Shifflett with the following members present:

Daniel Talbot	Chair
Harry Armbruster	Vice Chair
Madelyn Dixon	
Cathy Morrison	

Clerk of Council, Denise Monger, will take minutes for the Public Hearing.

- Several concerned citizens approached the podium with negative comments regarding the proposed Bed and Breakfast.
- Marty Shifflett, Town Superintendent, read a letter from Mr. Ed Powell, Principle of Elkton Elementary School, noting that he and his peers were opposed to the Bed and Breakfast being located near school property.
- A second letter written by Police Chief Morris noted that no motel, hotel, or Bed and Breakfast should be constructed and/or allowed within 1,000 feet of school property.

The Public Hearing adjourned with Mary Liz Humphries withdrawing her request to open a Bed and Breakfast at 111 Ashby Avenue.

New Business:
Daniel Talbot, Chair requested that members return to the meeting room for a new business item.

Flood Plain Ordinance
Discussion:
Lauri Sigler, Attorney presented material from FEMA requesting that an ordinance must be passed by the end of January in order for individuals to be able to purchase and carry flood insurance.

A brief discussion resolved questions by noting that the Code recognizes the Flood Plain. Harry Armbruster made a motion recommending that the Planning Commission forward the proposal to Town Council. Madelyn Dixon seconded the motion.
4-0 Voice Vote
Motion carried

With no further business to discuss the meeting adjourned. The next meeting is scheduled for the first Tuesday, February 5, 2008 at the Elkton Area Community Center Council Chambers at 7:00 pm.

Submitted By:
Charlotte Shifflett

Daniel Talbot/Chair

Madelyn Dixon/Secretary