

PLANNING COMMISSION November 20, 2023

**** Present:**

** Daniel Talbot / Chairman	Donna Mowbray
** Dwight Gene Kite / Vice Chairman	** Jennifer McDonald
** Wesley Walls / Secretary	Dean Tills
** Dorenda Flick left at 7:30 pm	

Admin: Delores Hammer/ Zoning Administrator

Daniel Talbot called the meeting to order.

I. Minutes

Dorenda Flick made a motion to approve the October 3, 2023 minutes

Wesley Walls seconded the motion

Voice Vote: 5-0 in favor

Yeas: Daniel Talbot, Dwight "Gene" Kite, Jennifer McDonald, Wesley Walls, Dorenda Flick

Motion Carries

II. Short Term Rental – 504 4th Street

Jennifer McDonald made a motion to recommend to Elkton Town Council to approve the issuance of a special exception permit to Ronald and Teresa Younger for a short term rental at 504 4th Street.

Wesley Walls seconded the motion

Voice Vote: 4-0

Abstain: 1

Yeas: Dwight "Gene" Kite, Jennifer McDonald, Wesley Walls, Dorenda Flick

Abstain: Daniel Talbot

Motion Carries

A recommendation will be submitted to Town Council

III. Zoning of properties located within the boundary line adjustment

Wesley Walls made a motion to recommend to Elkton Town Council to approve zoning located within the boundary line adjustment for (1) 26.710 acres to Conservation District C-1, (2) 25.026 acres to Single-Family Residential district R-3, (3) 130-A-13A, 130-A-70A, and 130-A-13 Low Density Residential District R-2 and the remaining lots along Hwy 33 to General Business District B-2 including lot 130-A-13C.

Jennifer McDonald seconded the motion

Voice Vote; 4-0

Yeas: Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Jennifer McDonald

IV. **Short Term Rental**

Jennifer McDonald made a motion to amend the agenda to include a discussion of revision of the short term rental §110-715.

Wesley Walls seconded the motion

Voice Vote; 4-0

Yeas: Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Jennifer McDonald

Agenda amended

After discussion Jennifer McDonald made a motion to make a recommendation to Elkton Town Council to hold a joint public hearing revising §110-715 Short term rental. The Commission is proposing to amend the code to limit the number of individuals in short term rental. The recommendation is not to exceed 8 adults or 14 people maximum.

Wesley Walls seconded the motion

Voice Vote; 4-0

Yeas: Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Jennifer McDonald

A recommendation will be given to Council

Dwight "Gene" Kite made a motion to adjourn

Jennifer McDonald seconded the motion

Voice Vote; 4-0

Yeas: Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Jennifer McDonald

Motion Carries meeting adjourned

The next regular meeting is scheduled for Tuesday, January 2, 2024 at 20593 Blue and Gold Drive in Council Chambers @ 7:00 pm. 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



Daniel Talbot

Secretary



Wesley Walls

PLANNING COMMISSION November 20, 2023

Residential 1-4, flood hazard, Yard Sales	Dean Tills
Residential 5-6 (includes: Townhouse & Apts.) Agriculture	Daniel Talbot
Residential 7-8, and Conservation	Dorenda Flick
Business, Industrial. Telecommunications	Wesley Walls
Subdivisions, including Lot Line Adjustments, short term rentals	Jennifer McDonald
Signs, Parking, Definitions, Streets and Alleys	Dwight "Gene" Kite
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	Donna Mowbray

Please reference the above table when you receive your agenda each month

Track Permits issued for 2023

Month	Business	Residential	Single family	Duplex	Special Exception
Jan	7	6	3		3
Feb	4		1		
Mar	11	2			
Apr	3	3	1	1	2
May	4	6	2		
Jun	4	5			1
Jul	4	3	1		
Aug	9	4	4	1	
Sep	2	6	1		1
Oct		12			1
Nov					
Dec					
YTD	48	47	13	2	8