

PLANNING COMMISSION April 4, 2023

**** Present:**

** Daniel Talbot / Chairman	** Donna Mowbray
Roy Gene Davis / Absent	** Dwight Gene Kite
** Dorenda Flick / Secretary/left 8:08 pm	** Wesley Walls
** Jennifer McDonald	

Admin: Delores Hammer/ Zoning Administrator

Daniel Talbot called the meeting to order with the Pledge of Allegiance

I. Minutes

Dwight "Gene" Kite made a motion to approve February 21, 2023 minutes

Jennifer McDonald seconded the motion

Voice Vote: 6-0 in favor

Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Donna Mowbray, Jennifer McDonald, Dorenda Flick

Motion Carries

II. Minutes

Jennifer McDonald made a motion to approve March 7, 2023 minutes

Dwight "Gene" Kite seconded the motion

Voice Vote: 6-0 in favor

Daniel Talbot, Dwight "Gene" Kite, Wesley Walls, Donna Mowbray, Jennifer McDonald, Dorenda Flick

Motion Carries

III. Town of Elkton request to subdivide tax map #131-A-34

After discussion Wesley Walls made a motion to recommend approval to Elkton Town Council for a subdivision request from the Town of Elkton as listed on a plat prepared by Newman Surveying dated January 25, 2023.

Dorenda Flick seconded the motion

Voice Vote: 4-2

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

Nays: Jennifer McDonald, Donna Mowbray

Motion Carries

A recommendation will be submitted to Council

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IV. Review B-1 Code

The commission reviewed the draft of ordinance to amend §110-610 Downtown Business District B-1 code. Jennifer McDonald would like the amendment to read that all sections of the B-1 code are enforceable and apply to short term rental. Example: (4) Living and/or sleeping quarters shall be permitted use when constructed above the ground and basement floors. No living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot of any building. The Zoning Administrator will contact the Town Attorney with the request.

V. Review Sign Code

Chairman Talbot recommended redrawing the downtown map and adjusting the downtown boundaries. Commissioners will review and discuss at May 2, 2023 meeting.

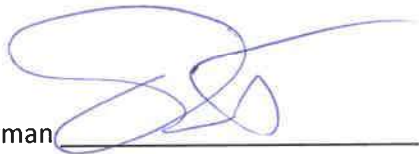
Dwight "Gene" Kite made a motion to adjourn

Wesley Walls seconded the motion

Motion Carries meeting adjourned

The next regular meeting is scheduled for May 2, 2023 at 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



Dorenda Flick

Residential 1-4, flood hazard, Yard Sales	Roy Davis
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

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Track Permits issued for 2023

Month	Business	Residential	Single family	Duplex/Single family attached	Incomplete
Jan	10	6	3		
Feb	4		1		
Mar	11	2			
Apr					
May					
Jun					
Jul					
Aug					
Sep					
Oct					
Nov					
Dec					
YTD	25	8	4		