

**Town of Elkton  
Elkton Historic District Commission  
November 29, 2023**

**PRESENT:** Paula Newton, Chair; Christine A. Brimm Hurschman; Mickey Thompson; David Beste, Esq.; Jeanne D. Minner, Director of Planning; Quinn Krenzel, Planner I

**ABSENT:** None

Ms. Newton called the meeting to order at approximately 6:00 p.m. and stated that this is a meeting of the Historic District Commission and that a quorum was present. She stated that the Commission operates under the authority granted to it by the Town of Elkton. She further stated that the qualifications of the Commission members are on file with the Town of Elkton. The basis of the decisions of the Commission to be consistent with the Town's Ordinances, they are on file with the Town of Elkton and are hereby made a part of the record of each and every action of the Commission at today's meeting. Each application heard today is considered on its own merits and is not to be considered as establishing a precedent for any other application.

Ms. Newton stated the first item on the agenda is approval of the September 27, 2023 meeting minutes. There were no corrections. Ms. Newton then called for motion.

**MOTION: A motion was made by Ms. Hurschman to approve the minutes of September 27, 2023. Mr. Thompson seconded the motion and the motion passed unanimously.**

Ms. Newton introduced the next item on the agenda, which was the request of Anne Hottle representing Habitat for Humanity.

**REQUEST OF ANNE HOTTLE, REPRESENTING HABITAT FOR HUMANITY, APPLICANT FOR 109-111 and 113-115 BOOTH STREET. THE REQUEST INCLUDES THE CONSTRUCTION OF A SINGLE FAMILY DWELLING.**

Ms. Hottle was there representing Habitat for Humanity Susquehanna and she stated she is the Director of Acquisitions. She explained that she is looking for approval to construct a single family dwelling at the lot on 109-111 and 113-115. She said they are 1 story, 3 bedrooms, 1.5 bathrooms. They are going to be built by students from the Cecil School of Technology. The homes will be built off-site and then transported to their lots and placed as permanent housing. They have identified a homeowner for one of the dwellings. Ms. Hottle explained how Habitat for Humanity picks their homeowners and the stipulations with them.

She also mentioned a future project off Clinton St. with an intended duplex but plans have not been finished. Ms. Minner clarified that the current projects will sit on double lots because the single lot is not conducive for a single family home.

Mr. Thompson asked if they retain a Right of First Refusal so if the homeowner wishes to sell, Habitat for Humanity will purchase it back and sell again. Ms. Hottle confirmed and explained the buying and selling process. She said this would be the fifth home in Elkton. Ms. Newton asked if there was public comment in favor or opposition of this proposal. There were none.

**MOTION: Motion was made by Mr. Thompson to approve the request of Anne Hottle for Habitat for Humanity for 113-115 Booth St. for the construction of a single family dwelling.**

**MOTION: A second motion was made by Mr. Thompson to approve the request of Anne Hottle for Habitat for Humanity for 109-111 Booth St. for the construction of a single family dwelling.**

**Ms. Hurschman seconded both motions and they passed unanimously.**

The board moved on to the fourth item on the agenda.

**REQUEST OF JOYCE BILSKI, REPRESENTING ENJOY WELLNESS, FOR 145 E. MAIN ST. REQUESTING A WORK PERMIT TO ERECT AN EXTERIOR SIGN.**

Mr. David Crone was in attendance to represent this request. Ms. Minner reminded him to speak with Chip Bromwell about getting the appropriate permits and he confirmed that they have been in contact. Ms. Newton asked if they would do a wooden or aluminum sign and the answer was that it was not decided yet. Mr. Thompson explained that the material didn't matter as much to him and his concern was whether the sign would be lighted or not. It was confirmed that the sign would be unlit.

**MOTION: Motion was made Ms. Hurschman to approve the exterior sign. The motion was seconded by Mr. Thompson with the condition that the sign remain unlit by exterior lighting. The motion passed unanimously.**

**Old/New Business** – Ms. Minner stated that there was still no news from the grant folks at Strategic Demolition for the acquisition of Holly Hall. Ms. Newton asked about the Howard House but no new information has come up. The East Elkton Traffic Circulation and Safety Study was talked about regarding the scope of the project.

There being no other items.

**MOTION: Motion was made by Mr. Thompson to adjourn the meeting. The motion was seconded by Ms. Hurschman. The motion passed unanimously and the meeting was adjourned.**

Respectfully submitted,

Quinn Krenzel