

21 North Main Street
Boonsboro, Maryland 21713
Telephone: (301) 432-5141

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
TUESDAY APRIL 27, 2021**

PRESENT: Chairman Robert Maricle, Doug Moore, Steve Jamison, Jon Hart, Mayor and Council Liaison Rick Byrd

Absent: Vice Chairman David Parmelee

Staff Member(s): Town Planner / Zoning Administrator, Reiley Stanley, Town Manager, Paul Mantello

Citizen(s): Mike Easterday, Lee Royer, Eric Kitchen, Bill Brennan, Jim Draper, David Kloos

APPROVAL OF MINUTES: February 23, 2021 and March 23, 2021

OLD BUSINESS

Fox Gap Residential Concept Plan

Lee Royer was present representing the Easterday's and Mike Easterday was present. Mr. Royer went through the plan and explained what was on the plan and his objective now that he is the Engineer of Record for this concept plan. Chairman Maricle explained that this application has been an ongoing process for the past few meetings. Town Planner, Reiley Stanley went through her report of the submitted drawings. She explained that the acreage of the parks and open spaces needed to be shown on the plans. She explained that the DOH access document had been submitted and is up to date. Lastly, the Planning Commission explained that access off Mousetown Road was not granted by Washington County. The engineer stated he will be looking at a different approach to have this approved without Mousetown access.

NEW BUSINESS

Dean South and Courtney Concept Plan

Bill Brennan and Jim Draper were both present representing Fletcher's Grove. Mr. Brennan explained to the Commission the vision for Dean South, he explained that he had met with staff and discussed how to access the school area from the cul-de-sacs which originally showed a connection from court C to Mapleville, then it was revised to have a walking path along Chase Six that follows the current walking path the students have created through the field. He also went on to explain the reason that they decided on the walking path along Chase Six was because SHA does not want two crossings on Mapleville.

Chairman Maricle asked where the tank field was that they have proposed to the west of Chase Six? Mr. Draper stated that it was still in their plan but did not make this plan. Chairman Maricle asked for an overall plan for that to be shown as well.

Chairman Maricle asked about the SWM pond and asked if it was deep enough because it did not look very deep at all. Mr. Brennan stated that it will be designed to hold all 10-, 25- and 100-year storms.

Next month, this will be back on the agenda after revisions are made to the plan and resubmitted to the Town Planner.

PLANNING AND ZONING UPDATES

Special Exception

David Kloos from Kind Therapeutic was present to give a presentation about a medical marijuana dispensary to go in at 7704 Old National Pike. Town Planner, Reiley Stanley stated that this use was not currently an allowable use which would mean that it would need to go to the BZA if the Commission would be fine with that. This will be on the agenda next month for a formal recommendation.

ADJOURN

Robert Maricle adjourned the meeting at 8:30 PM.

Respectfully submitted,

Reiley Stanley, Town Planner/Zoning Administrator
Town of Boonsboro