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**MINUTES OF A MEETING OF THE PLANNING COMMISSION
TUESDAY, FEBRUARY 22, 2022**

PRESENT: Chairman Robert Maricle, Vice Chairman David Parmelee, Doug Moore, Steve Jamison, Rico Aiello, Mayor and Council Liaison Rick Byrd

Absent: Jon Hart

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

Citizen(s): Eric Kitchen

APPROVAL OF MINUTES: January 25, 2022

OLD BUSINESS

Project Request Form

Eric Kitchen was present to talk about the project request form for the ARP money the Town received. The Commission Members and Town Planner Reiley Stanley all agreed the two areas of focus are the Comprehensive Plan for the Town and the re-alignment of Chase Six Boulevard and Campus Drive.

NEW BUSINESS

Battlefield Estate Concept Plan

Steve Cvijanovich was present to give a presentation on the submitted concept plan for a 48-townhome unit development. He explained that this plan has not changed from the plan that was approved in 2017. The approvals have since expired so he is coming here to renew the approval. Town Planner Stanley stated that this was the first step in the project. Chairman Maricle asked if anything has changed from the street scape standpoint for trees and lights. Mr. Cvijanovich stated that anything that needs to be updated will be updated when they make their official submittal. Town Planner Stanley agreed that those do not need to be shown on the concept plan as it is not full engineering.

The Commission questioned the zoning and if age-restricted homes were allowed to be built in that zoning, Mr. Cvijanovich explained that this was already approved many years ago. Vice Chairman Parmelee asked about the height of these townhomes and Mr. Cvijanovich stated that it is slab on grade so he cannot see how it would be able to be three stories high, he has not seen this type of home being built anywhere in quite some time.

The Chairman entertained a motion to approve the concept plan as presented. Rico Aiello made the motion and Doug Moore seconded the motion. The concept plan was approved by a unanimous vote.

Minor Subdivision of M0072 P0012, Old National Pike

Russell Morgan and Pete Anderson were both present to give a presentation on this item. They explained that they would like to break the parcel into two separate parcels and sell one half to Mr. Anderson for him to develop in the near future. Mr. Morgan explained that the parking lot that Napa is currently using is on his property and they rent it from him which leaves access to the rear of Lot 2 for future development if needed. The Commission asked what the applicant planned on doing in the future and Mr. Anderson stated he would

like to put a hardware store with a few storage units in the rear of it. Town Planner Stanley explained that if this were approved this evening that the next step would be for them to submit a rezoning/map amendment changing this property from SR to GC.

The Commission was in favor of this idea and the Minor Subdivision was approved unanimously.

PLANNING AND ZONING UPDATES

Town Planner Stanley gave an update on behalf of the Town Manager. She stated that the Mayor and Town Manager met with the Town's lobbyist in Annapolis and it is looking very strong to receive some funding for the re-alignment project for Campus Avenue and Chase Six Boulevard.

ADJOURN:

Chairman Robert Maricle adjourned the meeting at 8:01 PM.

Respectfully submitted,

Reiley Stanley, Town Planner/Zoning Administrator
Town of Boonsboro