

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

**MINUTES OF A MEETING OF THE PLANNING COMMISSION
TUESDAY MAY 25, 2021**

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

Absent: Chairman Robert Maricle and Jon Hart

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

Citizen(s): Lee Royer, Eric Kitchen, Bill Brennan, Jim Draper

APPROVAL OF MINUTES: April 27, 2021

OLD BUSINESS

Fox Gap Residential Concept Plan

Lee Royer was present representing the Easterday's. Town Planner, Reiley Stanley went through the changes that had been made to the plans from the last meeting. She stated that all comments had been addressed that the Planning Commission had. Mr. Royer went through the plan and explained why they decided to take the homes that were off Mousetown Road off the plan but if they decided they wanted them in the future they would be back into the Commission. Vice Chairman Parmelee asked the commission for questions or comments, there were none and the concept plan passed unanimously.

NEW BUSINESS

Dean South and Courtney Concept Plan

Bill Brennan and Jim Draper were both present representing Fletcher's Grove. Mr. Brennan explained what changes were made to the previous plan and now that Dean North is shown on the plan and how it would fit in. Vice Chairman Parmelee stated that the tank field that is to the north of Dean North should be shown on the plan so that the Planning Commission has an idea of the relationship to both parts of the neighborhood. He had also brought up sidewalks not being placed from Route 40 passed the Weis shopping center. Mr. Draper stated that the approved plans only have sidewalks on the Fletcher's Grove side, and they were supposed to go in when the Weis Developer was building the shopping center. Reiley stated that she would investigate this and see if there were ever any plans that could point to sidewalks there. The Commission requested that both sides of Chase Six Blvd have sidewalks and curb and gutter that match the Town's Street standards. Mr. Brennan stated that he would have an updated plan for the June meeting.

Mr. Draper brought up his concerns for the product types that were stated in the annexation agreement which states that they must be one-story homes. He asked the Commission if they would be against a two-story home, and all agreed that they would not be against that type of product for that area as long as they would be senior housing.

PLANNING AND ZONING UPDATES

APFO Ordinance

Town Manager Paul Mantello explained to the Commission the changes in the APFO ordinance that he would like to make. This change would with the Master Plan and Hydraulic Model, making Developers responsible for using that model as well as paying for any updates that would be needed when they are using this model for their development. The Commission was collectively in favor of this ordinance change and voted unanimously to bring it to the Mayor and Council for their vote.

Vendor Ordinance

Town Planner Stanley went over the Vendor Ordinance and why the Town was interested in implementing this. She stated that the Town has no income for the events that are held in the Town and as of right now there is no ordinance set in place to have any vendors come even for a day to sell their food or goods. The Commission recommended this go to the Mayor and Council for their vote.

Special Exception

Town Planner Stanley brought up the special exception application that had been submitted to her for a medical marijuana dispensary. She explained that it is not a permitted use but there is a provision in the zoning code that would allow for them to appeal to the Board of Zoning Appeals. This meeting would be in July, but she wanted to have some comments from the Planning Commission to present to the board at the July meeting.

ADJOURN

David Parmelee adjourned the meeting at 8:02 PM.

Respectfully submitted,

Reiley Stanley, Town Planner/Zoning Administrator
Town of Boonsboro