

**PLANNING COMMISSION
DECEMBER 18, 2013**

Chairman Chris Cerino called the workshop session to order at 6:30 p.m. In attendance were Commission members David Bowering, Jeffrey Grotsky, Jane Richman, Sam Shoge, Paul Showalter and Gil Watson, Kees de Mooy, Zoning Administrator, Andrew Meehan, Esquire, attorney for the Commission, and Jennifer Mulligan, Stenographer.

Mr. de Mooy showed an alternative cover to the Comprehensive Plan. He said that the photo that had been used had a "No Trespassing" sign in it.

Mr. de Mooy stated that he incorporated all of the Commission's comments into this draft. Mr. de Mooy stated that he would like to submit the draft to the State because he thought there would be a lot of comments from them.

Mr. de Mooy stated that he thought the State would want to incorporate a climate change component. He said he was looking into a grant that would pay for that to be done and it could be added as a separate element or woven into the plan.

Mr. Showalter stated that page 75 showed a business that no longer existed and mentioned that he thought it should be updated.

Mr. de Mooy stated that he changed his mind about putting additional maps in the Appendices. He said that if a map has relevance to the Comprehensive Plan it should be in the Plan. He said the first item in the Appendices should be the resolution adopting the Comprehensive Plan and then there may be other ordinances or plans that could be added.

Mr. de Mooy stated that there were some members that wanted newer numbers in the Municipal Growth Element but the work was done by a consultant and he was uncomfortable removing and replacing data when it was someone else's work. He said that growth projections were from 1980 to 2030 and he thought the growth projections remained valid.

Mr. Cerino stated that Table 3 on page 81 has Stepne listed as being zoned R4, which should be changed to R6.

Mr. Cerino stated that the Town had enough room within the Town's boundaries to fit 1,000 new infill houses. He asked if the infill would max out the existing water treatment plan. Mr. de Mooy stated that the water treatment plant would require some upgrades to accommodate that much growth. Mr. Cerino stated that he thought attention in the short term future should be spent on infill before annexation should be considered.

Mr. de Mooy stated that he would like to send the draft Comprehensive Plan to the Maryland Department of Planning for comments and then make edits and go through the hearing process. He said that the State has 60-days to comment.

Mr. de Mooy stated that the draft could be posted on the Town's website after comments from the State were incorporated and the Commission made final revisions. A date for a public hearing would then be set and the Plan could be adopted by Summer 2014.

Mr. Grotsky asked if there was a more streamlined way that the Planning Commission and Historic District Commission could work together when there was a planned project in the Historic District. Mr. de Mooy stated that a project should normally go to the Historic District Commission before the plan was presented to the Planning Commission, as the Historic District Commission would deal with massing, scale, height, setbacks and how it fit into the District. The Planning Commission was focused on the site plan with lighting, roads and parking. Mr. de Mooy stated that he thought it would be too much having two groups commenting simultaneously on a project. Mr. Grotsky suggested that the Planning Commission not hear applications until the Historic District Commission has finalized their review in the future.

Mr. Cerino suggested the Chairmen of the Commissions meet with the developer before they present a plan. Mr. de Mooy stated that most projects that are successful have come to meet with the Town staff before developing a set of plans.

Mr. Cerino called the regular meeting to order at 7:30 p.m.

MINUTES OF PLANNING COMMISSION MEETINGS

Mr. Cerino asked if there were any additions or corrections to the minutes of the meeting of November 20, 2013. **Mr. Showalter moved to accept the minutes as presented, was seconded by Mr. Grotsky and carried unanimously.**

NOMINATION AND ELECTION OF OFFICERS

Mr. Cerino stated that a new slate had to be elected for 2014. There would be nominations for Chairman, Vice-Chair and Secretary.

Mr. Watson stated that he would like to nominate Mr. Grotsky as Chairman of the Commission and was seconded by Mr. Showalter. Mr. Grotsky accepted the nomination.

Mr. Cerino stated that he would like to nominate Mr. Bowering as Vice-Chair of the Commission and was seconded by Mr. Showalter. Mr. Bowering accepted the nomination.

Mr. Grotsky stated that he would like to nominate Mr. Watson as Secretary of the Commission and was seconded by Mr. Showalter. Mr. Watson accepted the nomination.

Mr. Cerino asked if all were in favor of Mr. Grotsky as Chairman, Mr. Bowering as Vice-Chairman and Mr. Watson as Secretary to say aye. The motion was unanimously passed.

Mr. Meehan stated that Mr. Cerino did a wonderful job with the Planning Commission. Mr. Watson agreed stating that Mr. Cerino was the best Chairman that he served with and served during some of the most difficult times.

Mr. Grotsky took over the Chair.

LOT LINE ADJUSTMENT – 208 S. QUEEN STREET

Mr. de Mooy stated that this property was next to the GAR building. Brick steps were built on what was assumed to be the property at 208 S. Queen and then it was discovered by deed search that an error was made to the metes and bounds description, where 4' of land actually was part of the GAR property. The lot line adjustment allowed the owners of 208 S. Queen to own the steps so the GAR building has no liability to any injury that might occur on the existing steps.

Mr. Watson moved to approve the lot line adjustment as presented, was seconded by Mr. Cerino and carried unanimously.

BEST BUILDING AWARDS

Mr. Watson stated that he would like to nominate Mimi's Closet on High Street as an outstanding building for an adaptive reuse. The Commission would discuss the nomination next month.

There being no further business, **Mr. Watson moved to adjourn the meeting at 7:40 p.m., was seconded by Mr. Showalter and carried unanimously.**

Submitted by:


Jennifer Mulligan
Stenographer

Approved by:

Jeffrey Grotsky
Chair