Meeting minutes of Planning Commission

December 13, 2018

Chair Wenger called the meeting of the Planning Commission to order at 7:40 p.m... Members Pete Stadler, Brendan Deyo, Obed Pelligrino and Mark Frankowski were present. Secretary Charlene Dillingham was present. Assistant Clerk Joy Jackson was present.

Chair Wenger reminded members that if they had not been sworn in by the Mayor, they needed to make arrangements to do that. Member Deyo asked about the Laytonsville street trees on the roundabout. Member Stadler replied that the maple trees that had been planted were too close to the curb and replaced with red bud trees.

The minutes of the Planning Commission Meeting on June 14, 2018, were approved as submitted.

Open Meetings Act – Chair Wenger discussed the Open Meetings Act and the training available to help understand what constitutes and legal and illegal meeting. He stated that he had taken the training to bring the Planning Commission into compliance. He advised the Commission members to look at the website and become familiar and be mindful of the regulation.

Chair Wenger pointed out the zoning map and the difference between the proposed zoning map and the zoning map. He commented that the zoning map had just been updated to reflect the recent annexation and correct some small errors on it. The proposed zoning map shows an anomaly and Chair Wenger wanted to bring those items to the Commissions attention. He stated that the Comprehensive Plan states that only permitted zoning category for new development is R-3. This is a cluster zone with some lots bigger and smaller and they take the aggregate. Currently the large undeveloped parcel on the west side of town is shown as R-1 zoning. Members agreed to point this anomaly out to the Council to bring the proposed zoning map and the comprehensive plan into agreement.

Member Stadler asked about zoning reconsideration of agriculture area for addition of septic fields. It was put on the table for future discussion.

Miller Park – the walking trail has been staked out. Hazardous trees in the park have been removed. Questions were asked about parking and Member Deyo pointed out that parking on that corner had been an issue for some time.

Chair Wenger stated that the Lions Club is in discussion with St. Paul’s Church about putting a Community Center at the ball field. He stated that the walkable community concept had looked for a tie into the community to connect the pond and this concept may help make this possible. He commented that the Lions had indicated that to help offset costs they may rent the facility. There was discussion about special exception requirements, permitted uses and parking with regards to rentable community center in that location. Member Deyo stated that he had concern in the precedent that it may set to put a commercial facility in a non-commercial area. Chair Wenger remarked that he would advise the Mayor and Council to look at this with a very close eye.

Member Deyo mentioned the culvert on Sundown Road was continuing to erode. Ms. Dillingham stated she had reported the incident and will follow up with the County.

Member Wenger made a motion to adjourn the meeting at 8:30. Member Stadler seconded the motion.. **Unanimously approved**

Respectfully submitted,

Charlene Dillingham

Secretary

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