

**Meeting minutes of Planning Commission
Town of Laytonsville
December 4, 2014**

Chair Wenger called the meeting of the Planning Commission to order at 7:35 p.m. Members Brendan Deyo, Paul Simonetti and Pete Stadler were present. Assistant Secretary Lisa Whittington was also present.

Attendance: Land Planner, Stan Benning

The minutes of the Planning Commission Meeting on September 9, 2014 were approved as submitted.

Old Business:

Comprehensive Plan – Chair Wenger commended Doug Lohmeyer for his work on the Comprehensive Plan. He also mentioned that he received an invoice for 6 additional hours that Mr. Lohmeyer accrued while addressing comments from the state regarding the Comprehensive Plan.

Chair Wenger stated that a letter sent to Doug Lohmeyer from Maryland Department of Planning addressing the construction of the bypass in Laytonsville as not being in the Priority Funding Area or being a benefit to the Town. A previous letter dated July 9, 2004 from Maryland State Highway Administration thanked Mayor Oland for setting aside land and planning for a future bypass. Chair Wenger feels that the state is missing some aspects in their review of the Comprehensive Plan, 1) being that Laytonsville is in the Priority Funding Area and 2) that the bypass will be a benefit to the Town of Laytonsville.

Laytonsville Grove Development – The preliminary plat for Laytonsville Grove was reviewed by the members of the Planning Commission. It was noted that the pedestrian path linking Barberry Lane, to the school is missing from the plat. There was also discussion regarding private storm drain easement because it was not clear what it is and who would maintain it. Chair Wenger felt that more clarification was needed. Chair Wenger also noted that his name was misspelled.

The forestation plan for the Laytonsville Grove Development was available for review. Chair Wenger stated that many more trees and a variety of species will be planted. Commission Member Stadler stated that per his agreement with the Town, Stadler Nursery will be providing 500 to 600 trees for the area.

With regards to the lighting plan in the Laytonsville Grove Development, Chair Wenger stated that LED fixtures will be used and hardware will match what is across the street. The lights will extend from Stadler Nursery to Route 108.

Chair Wenger mentioned that the County notified Natelli that the inlets on Maple Knoll should be changed because the County doesn't like the way the water is picked up and distributed there. There is concern regarding how this change would affect the trees in that area.

Planning Commission Member Pete Stadler presented Mr. Fitzgerald's name to the members present as a possible new Planning Commission Member. Chair Wenger stated that he would like to have five Board Members and one alternate on the Planning Commission. Members who don't show up to any of the meetings will be disqualified because they cannot participate in the process. He went on to say that the Planning Commission is a functioning committee in town, not just an advisory board. Three residents' names have been recommended to fill the vacant Town Council seat, perhaps two of these residents could be approached and would be willing to serve on the Planning Commission.

New Business:

Commission Member Deyo made a motion to adjourn the meeting at 8:29. Commission Member Stadler seconded the motion. **Unanimously approved**

Respectfully submitted,

Lisa M. Whittington

Assistant Secretary

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