

Meeting minutes of Planning Commission
March 21, 2019

Chair Wenger called the meeting of the Planning Commission to order at 7:40 p.m... Members Pete Stadler and Brendan Deyo and Obed Pellegrino were present. Secretary Charlene Dillingham was present. Laytonsville Lions Club members Kevin Curran, Jim Flood and Charles Kearse were present.

The minutes of the Planning Commission Meeting on December 13, 2018, were approved as submitted.

Member Stadler stated that his appointment would be finished in June and his intent is to retire. Member Stadler commented that he had been involved over 30 years, recalling that the early meetings were about bringing water to town. He commented that the walkable community concept is a great idea and he would like to see more small businesses come to Laytonsville. He felt that the town people had been on top of town problems and he was very proud to have served on the Planning Commission. Chair Wenger presented Member Stadler with a proclamation and letter from Mayor Ruspi thanking him for over 30 years of service to the town.

Lions Kevin Curran, Jim Flood and Charlie Kearse presented their ideas about building a community center. They stated that they had received \$100,000 in seed money and were in discussion with St. Pauls Methodist Church to lease the 3 acre lot north of the church for \$1 per year as a possible location for the community center. They were waiting on feedback from a civil engineer on the feasibility of that location. The center would be owned and operation by the Lions Club and include a gymnasium and could serve as a wedding venue to accommodate 200-250 people. The timeline for completion was within 5 years. Member Deyo inquired about sidewalk access and crossing Route 108. Chair Wenger remarked that the center fits nicely into the walkable community concept. There was discussion about Outlot A, just to the north of the proposed lot and how the town could obtain that property. Chair Wenger remarked that the current zoning for the St. Pauls lot is R-1 (residential – 1 acre) and the Lions would need to work through the zoning issues. Chair Wenger stated that as long as the zoning could be compatible the Planning Commission would support the community center project.

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Zoning/Land Use Review – Chair Wenger stated that it’s a good idea to review the Comprehensive Plan and look forward to any changes that need to be proposed for the future. He asked the Planning Commission to review the plan and make suggestions. Member Stadler referenced the previous minutes about zoning reconsideration of the agricultural area between Golf Estates and the nursery to be used for septic fields. Chair Wenger replied that the county controls well and septic and the town has no regulation.

Member Stadler remarked that the old bank building on the corner of Route 108 and Maple Knoll Drive had a potential buyerr. Chair Wenger stated that he and the Mayor had met the potential buyer and provided information about the property.

Chair Wenger stated that progress was being made on the by-pass. He stated that he had concerns about the new residents who had purchased homes that are closely located to the bypass. He suggested that the Mayor and Council be more proactive about making sure these residents know that there are plans for a bypass. Mrs. Dillingham was asked if the new residents were inquiring about the plans or attending town meetings. Mrs. Dillingham replied that there had been few inquiries. She suggested that the HOA manager be utilized to communicate with the homeowners. Mayor Ruspi will be attending the next Laytonsville Preserve HOA meeting. Signage was suggested to communicate the proposed by-pass. Chair Wenger will discuss this idea further with Mayor Ruspi. Chair Wenger commented that Mayor Ruspi had communicated with the County Executive and GOCA (Greater Olney Civic Association) to gain support for the proposed bypass to get the project back in the county letter.

Member Deyo thanked the town for getting the hole on Sundown Road repaired.

Chair Wenger extended his thanks to Pete Stader for all that he has done.

Chair Wenger made a motion to adjourn the meeting at 8:50 pm.. Member Deyo seconded the motion. . **Unanimously approved**

Respectfully submitted,

Charlene Dillingham
Secretary
March 21, 2019