

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
May 4, 2023 - 7:00 p.m.

The regular meeting of the Planning and Zoning Commission of New Market was held digitally via the Zoom App on Thursday, May 4, 2023, with Chair, Anthony Bruscia, presiding. Members of the Commission present were Todd McEntire, Arnold Alcantar, Brooke Donahue, and Brian Gable. Members of the Commission absent: Town Council Liaison Matt Chance and David Price. Also present were Town Zoning Administrator/Town Planner Pat Faux and Town Engineer Shawn Burnett.

CALL TO ORDER: The meeting was called to order at 7:07 p.m.

APPROVAL OF MINUTES

Motion: Commission Gable made a Motion to approve the July 7, 2022, minutes as written

Second: Commissioner Alcantar

Discussion: None

Public Comment: 0

Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)

Motion: Commission Donahue made a Motion to approve the October 6, 2022, minutes as written

Second: Commissioner McEntire

Discussion: None

Public Comment: 0

Vote: For – 3 (McEntire, Alcantar, Donahue)
Against – 0
Abstain – 1 (Gable)
Absent – 2 (Chance, Price)

Motion: Commissioner Gable made a Motion to approve the November 3, 2022, minutes as written

Chairperson Initials 

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Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 3 (McEntire, Alcantar, Gable)
Against – 0
Abstain – 1 (Donahue)
Absent – 2 (Chance, Price)

Motion: Chairman Bruscia made a Motion to approve the April 6, 2023, minutes as written

Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 3 (McEntire, Alcantar, Gable,)
Against – 0
Abstain – 1 (Donahue)
Absent – 2 (Chance, Price)

OLD BUSINESS

Permit #1842 (Permit #1840) – Approval of Minor Site Plan

Ms. Faux presented to the Commission for approval the 40 West Main Street site plan pursuant to the Land Development Ordinance (LDO) Article III, Section 6.12. For further information, please refer to the Staff Report dated May 4, 2023.

Motion: Commissioner Gable made a Motion that the Planning and Zoning Commission approve Permit #1842 as submitted
Second: Commissioner Donahue
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Chairperson Initials: AB/mem

NEW BUSINESS

Maryland Department of Planning (MDP) Annual Report

Ms. Faux requested approval of the letter addressed to the Maryland Department of Planning regarding the Town of New Market's Annual Report as required under §1-207(b), §1-208(c)(1)(i) and §(c)(3)(ii) of the Land Use Article.

Motion: Chairman Bruscia made a Motion approving document as is
Second: Commissioner Gable
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Draft Zoning Text Amendments

Ms. Faux discussed the five (5) proposed amendments that would update the Town's Land Development Ordinance (LDO). The changes are intended to allow the Town to attract new businesses to Main Street while remaining consistent with the Town's Master Plan and Vision and address parking concerns. For further information, please refer to the Staff Report dated April 24, 2023.

Ordinance 2023-03: For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.5 Non-Residential Uses, Pertaining to Food Related Uses, and Section 9.0 Off-Street Parking and Loading, Schedule A of the Land Development Ordinance

Motion: Commissioner McEntire made a Motion to Recommend to Town Council without a Public Hearing
Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Ordinance 2023-04: For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.5 Non-Residential Uses of the Land Development Ordinance

Chairperson Initials: AB/mlm

Motion: Commissioner Donahue made a Motion to Recommend to Town Council without a Public Hearing
Second: Commissioner Gable
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Ordinance 2023-05: For the Purpose of Amending Article IV, Section 1.0 Establishment of Districts and Use Classifications, 1.12 Temporary Uses of the Land Development Ordinance

Motion: Commissioner Alcantar made a Motion to Recommend to Town Council without a Public Hearing
Second: Commissioner Donahue
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Ordinance 2023-06: For the Purpose of Amending Article VI, Standards for Subdivisions and Uses Requiring Site Plans Section 3.2 Road Standards of the Land Development Ordinance

Motion: Commissioner McEntire made a Motion to hold a Public Hearing on Ordinance 2023-06
Second: Commissioner Donahue
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

Ordinance 2023-07: For the Purpose of Amending Article IV, District Regulations 16.3 TRC Town Residential Commercial Mixed Use District, Principal Permitted Uses of the Land Development Ordinance

Chairperson Initials: AB/mer

Motion: Commissioner Gable made a Motion to Recommend to Town Council without a Public Hearing
Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

ADJOURNMENT

Motion: Commissioner McEntire made a adjourn
Second: Commissioner Alcantar
Discussion: None
Public Comment: 0
Vote: For – 4 (McEntire, Alcantar, Donahue, Gable)
Against – 0
Abstain – 0
Absent – 2 (Chance, Price)
The Motion passed.

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Michelle Mitchell
Town Clerk

Chairperson Initials: AB/mem