

## *The Town of New Market*



Planning and Zoning Commission  
40 South Alley, New Market, MD 21774  
Virtual Meeting  
June 1, 2023 - 7:00 p.m.

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The regular meeting of the Planning and Zoning Commission of New Market was held digitally via the Zoom App on Thursday, June 1, 2023, with Chair, Anthony Bruscia, presiding. Members of the Commission present were Todd McEntire, Arnold Alcantar, Matt Chance (Town Council Liaison), and Brooke Donahue. Members of the Commission absent: David Price and Brian Gable<sup>1</sup>. Also present was Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnett and Tim Rye.

**CALL TO ORDER:** The meeting was called to order at 7:03 p.m.

The minutes from the May 4, 2023, meeting were deferred to the July 6, 2023, meeting.

### **PUBLIC HEARING**

**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.**

The hearing notice was posted in the Frederick News Post on May 11 and 18, 2023. Notice was also sent out via email and posted on the Town's website and Facebook page.

Public Hearing opened at 7:18 p.m.

Public Hearing closed at 7:42 p.m.

*Motion:* Town Council Liaison Chance Made a Motion recommending that the Town Council not pursue the adoption of Ordinance 2023-06 at this point in time

*Second:* Commissioner Donahue

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<sup>1</sup> Commissioner Gable experienced technical difficulties and was unable to participate.

Chairperson Initials *AB/ndm*

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*Public Comment:* 0  
*Vote:* For – 4 (McEntire, Chance, Alcantar, Donahue)  
Against – 0  
Abstain – 0  
Absent – 2 (Price, Gable)  
**The Motion passed.**

### CONTINUED BUSINESS

#### Permit #1815 B – Improvement Plans – Marley Commons

The Town received revised Improvement Plans for the proposed eleven lots of the Marley Commons subdivision, revision dated May 22, 2023. Mr. Burnett presented on behalf of the Town. Please refer to the Staff Report dated May 25, 2023, for further information.

*Motion:* Commissioner McEntire made a Motion for approval without conditions  
*Second:* Commissioner Alcantar  
*Discussion:* None  
*Public Comment:* 0  
*Vote:* For – 2 (McEntire, Alcantar)  
Against – 3 (Bruscia, Chance, Donahue)  
Abstain – 0  
Absent – 2 (Gable, Price)  
**The Motion did not pass.**

*Motion:* Town Council Liaison Chance made a Motion that the Commission consider that based on documentation provided since the Staff Report dated May 25, 2023, the issues brought up in the Staff Report have been resolved, and the Improvements Plan dated May 22, 2023, for the Marley Commons subdivision, be approved and signed by the Chairman  
*Second:* Commissioner McEntire  
*Discussion:* None  
*Public Comment:* 0  
*Vote:* For – 4 (McEntire, Alcantar, Chance, Donahue)  
Against – 0  
Abstain – 0  
Absent – 2 (Gable, Price)  
**The Motion passed.**

Chairperson Initials: ABJ/mcl

## NEW BUSINESS

### Permit #1856 B – Royal Oaks Subdivision Improvement Plan Revision

This agenda item was set for an informational work session/presentation. The applicant was not present. Town Engineers Shawn Burnett and Tim Rye have reviewed and provided comments. Discussion ensued amongst the Commissioners and the Town engineers who will provide feedback to the applicant. The matter continued to the July 6, 2023, meeting.

### Permit #1853 B – East Main Street Planned Development Rezone to TRC Floating Zone

Ms. Faux presented that the Town received an application for a Rezone to the TRC floating zone. Mr. Poss presented on behalf of Verdant Development Group. Staff recommends that the Commission schedule a Public Hearing on the application for July 6, 2023. Please refer to the Staff Report dated May 25, 2023, for further information.

## ADJOURNMENT

*Motion:* Town Council Liaison Chance made a motion to adjourn the meeting.  
*Second:* Commissioner Alcantar  
*Vote:* For – 4 (McEntire, Chance, Alcantar, Donahue)  
Against – 0  
Abstain – 0  
Absent – 2 (Gable, Price)

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Michelle Mitchell  
Town Clerk

Chairperson Initials: AB/men