

The Town of New Market



Planning and Zoning Commission
40 South Alley, New Market, MD 21774
Virtual Meeting
July 6, 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, July 6, 2023, with Chair Anthony Bruscia presiding. Members of the Commission present were Matt Chance (Town Council Liaison), Brooke Donahue, Brian Gable, and David Price. Members of the Commission absent: Todd McEntire and Arnold Alcantar. Also present were the Town Zoning Administrator/Town Planner Pat Faux and Town Engineers Shawn Burnett, Tim Rye, and Erica Adamski.

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

APPROVAL OF MINUTES

Motion: Commissioner Donahue made a motion to approve the minutes from the May 4, 2023, meeting as written.
Second: Commissioner Gable
Discussion: None
Public Comment: None
Vote: For – 3 (Bruscia, Donahue, Gable)
Against – 0
Abstain – 2 (Chance, Price)
Absent – 2 (McEntire, Alcantar)
The Motion passed.

Motion: Commissioner Donahue made a motion to approve the minutes from the June 1, 2023, meeting as written.
Second: Commissioner Chance
Discussion: None
Public Comment: None
Vote: For – 3 (Bruscia, Chance, Donahue)

Chairperson Initials

AB/mch

Planning and Zoning Commission – July 6, 2023

Page 2

Against – 0
Abstain – 2 (Gable, Price)
Absent – 2 (McEntire, Alcantar)
The Motion passed.

PUBLIC HEARING

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

The hearing notice was posted in the Frederick News Post on June 15 and 29, 2023. The notification was also emailed and posted on the Town's website and Facebook page on June 16, 2023.

Public Hearing opened at 7:10 p.m.

Public Hearing closed at 7:18 p.m.

Motion: Commissioner Price Made a Motion that recommends to the Town Council that they approve the proposed zoning map amendment to TRC and a maximum land use density of 10.17 on the residential areas of the Gross Site Area

Second: Commissioner Donahue

Public Comment: 0

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

CONTINUED BUSINESS

Permit #1856 B – Royal Oaks Subdivision Improvement Plan Revision

Rick Curry, B & R Design Group, on behalf of the owner, New Market Residential, LLC, is requesting an amendment to the Royal Oaks Subdivision Improvement plans for stormwater management between Lots 57 and 58 along Isaac Russell Street. Discussion ensued among the Commissioners, Mr. Burnett, Mr. Rye, Ms. Faux, and the applicants. The Commissioners decided not to take a vote on this matter. They requested further revisions and raised concerns that the design included impacts outside the Town's easement.

Public Comment: Frank Jarboe, 527 Isaac Russell Street

Chairperson Initials: 

NEW BUSINESS

Permit #1871 B – Jabez Property, Town of New Market – Preliminary Plan Reapproval for 105 West Main Street and Lawson Property

The Town received a request for a one-year Preliminary Plat extension for 105 West Main Street and Lawson Properties on behalf of Jabez Properties, LLC.

Motion: Town Council Liaison Chance Made a Motion to Approve Extension
Second: Commissioner Price
Public Comment: 0
Vote: For – 4 (Chance, Donahue, Gable, Price)
Against – 0
Abstain – 0
Absent – 2 (McEntire, Alcantar)
The Motion passed.

ADJOURNMENT

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

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Michelle Mitchell
Town Clerk

Chairperson Initials: AB/ml