



Planning & Zoning Commission
Minutes
Thursday, June 4, 2015

The regular meeting of the New Market Planning and Zoning Commission was held on June 4, 2015 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. Board member Aaron Gordon was absent. Bill Wantz, Town Attorney was present, and the members of the board present were as follows:

Linda Spoales	Vice-Chair
David Price	Board Member
Todd Hansen	Board Member
Marty Hart	Board Member
Dennis Kimble	Town Council Liaison

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

Minutes from May 7, 2015

Motion made by: Linda, to approve the minutes as written.

Seconded by:

Vote: For – 5 (Anthony, Linda, Todd, David, Dennis) **Against – 0, Abstain – 1** (Marty)

The motion passed.

HDC/ARC Liaison Report: No report given.

Old Business:

Calumet PDD Recommendation for Town Council

Motion made by: Dennis, to recommend to the town council.

Seconded: David

Bill Wantz advised the board to go over the staff recommendation that was provided by Bruce Galloway.

Motion Withdrawn

The board took a fifteen-minute recess.

The board has reconvened.

Commission Chair Signature: _____

The board took a consensus vote on the following from the Staff Report Exhibit 7.

- 3.4.1 The public need for the proposed amendment
 - **Consensus = Yes**
- 3.4.2 whether the proposed amendment is consistent with the Comprehensive Plan as established in Article 66B §4.092 [now Section 3-303 of the Land Use article].
 - **Consensus = Yes**
- 3.4.3 When reviewing an amendment to the zoning map, the Planning Commission shall address the suitability of the property in question for the uses permitted under the proposed zoning, and shall give consideration and make findings of fact with regard to the matters enumerated in Article 66B §4.05(a)(2) of the Annotated Code of Maryland [now Section 4-204 of the Land Use Article].
 - **Consensus = Yes**
- 15.2.2a The relationship of any development with the Comprehensive Plan, zoning regulations, and other established development policy guidelines;
 - **Consensus = Yes**
- 15.2.2b. The General location of the site and its relationship to existing land use in immediate vicinity;
 - **Consensus = Yes**

Motion made by: David, to recommend the PDD to the Town Council and give them a positive recommendation to go forward. Along with the staff report, we will ask Bruce to document some of our discussion with a report as an addendum to include written recommendation to mayor and council, accompanied by findings and fact and density at approximately 925 that we may adopt when they are prepared based on the boards consensus and deliberations.

Seconded by: Linda

Vote: For – 4 (Anthony, Linda, Todd, David,) **Against – 0, Abstain – 2** (Dennis, Marty)
The motion passed.

Adjourn meeting

Motion made by: David, to adjourn the meeting.

Seconded by: Todd

Vote: For – 5 (Linda, Todd, David, Dennis, Marty) **Against – 0, Abstain – 0**
The motion passed.

Respectfully submitted,

Karen Durbin
Clerk to Planning and Zoning