



Town Council Minutes 39 W. Main Street

March 13, 2013 – 7:00 p.m.

The regular meeting of the Mayor and Council of the Town of New Market was held March 13, 2013 in the Town Hall, 39 West Main Street, New Market, MD, with Mayor Winslow Burhans presiding. Members of the Council present were Jake Romanell, David Price, and Dennis Kimble. Councilman Rossman and Councilwoman Mueller were absent.

CALL TO ORDER: The meeting was called to order at 7:05 p.m.

The approval of the February minutes was postponed until the April 10, 2013 meeting.

Mayor & Liaison Reports:

Councilman Price: Councilman Price gave a presentation to the Frederick County Association of Realtors, speaking on behalf of Mayor and Council. He gave them information on the possible annexations that would include commercial property and explained the flex zoning. There were about 75 realtors in attendance.

Councilman Romanell: HDC/ARC were advised of P&Z recommendations on the signs for new shop next to the New Market Elementary School. There was no vote or action taken at this time.

Councilman Kimble: 38 South Alley is considering asking for a text amendment to convert a two-unit apartment building into a four-unit apartment building. P&Z did not take any vote for or against the request. Councilman Kimble advised them against a text amendment. Other suggestions were given to the property owner for possibilities besides the apartment conversion. Representatives for the Danner property presented information on a possible annexation of that parcel.

New Business

- 1. Danner Property Annexation** – Tim Hogan, The Hogan Companies, expressed their interest in developing the Danner property (just under 19 acres) and a possible annexation into the town. They are interested in mixed-use development such as assisted living, 55+ housing, restaurants, and other commercial type businesses. They would participate in the bypass portion that would connect with their property. Before proceeding with any annexation, the project would have to be added to the county Water/Sewer master plan as well as the Town's master plan. It would then be incorporated into the county's master plan. At the Mayor's suggestion, Mr. Hogan has spoken to the neighboring properties of Woodspring and The Meadow and will keep them involved in the process of development as well.
- 2. Text Amendment Fees** – The current charge of \$1500.00 does not always cover the costs associated with a Text Amendment. Costs such as advertising, legal review, etc. are often over the flat rate. A discussion was held on the possibility of having a rate plan similar to Brunswick, Maryland. They charge a flat rate with

additional charges over that amount (such engineering, legal, advertising) being paid for by the applicant.

- 3. Historic District Signage** – Mealey’s signs may now be under 12 square feet. Bruce Galloway is currently investigating Mealey’s and Artway signage for size violations. If they are over the size requirements, they would have to apply to the Board of Appeals for a variance.

ADJOURNMENT: Motion made by Councilmember Romanell to adjourn the meeting.

Second: Councilmember Kimble

Discussion: None.

Vote: *For* – 3 (Romanell, Price, Kimble) *Against* – 0. *Abstain* – 0.

The motion passed.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Debra Butler
Clerk to Council