



Planning & Zoning Commission
Minutes
Thursday, April 6, 2017

The regular meeting of the New Market Planning and Zoning Commission was held on Thursday, April 6, 2017 in the Town Hall, 39 West Main Street, New Market, Maryland, with Chairman Anthony Bruscia presiding. Members absent were: David Price and Chris Berry. The members of the board present were as follows:

Aaron Gordon	Board Member
Todd Hanson	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.

APPROVAL OF MINUTES:

Minutes March 2, 2017

The approval of the March 2, 2017 minutes will be deferred to the next scheduled meeting on May 4, 2017.

Public Hearing: Master Plan

Chairman Anthony Bruscia opened the public hearing for the New Market Master Plan.

Notice is hereby given that the Planning commission of the Town of New Market will hold its official April meeting on April 6, 2017 and will hold a public hearing regarding an update to the New Market Master Plan last amended in 2014. This update builds on the previous plan. It focuses on revitalizing Main Street, updating plan elements to reflect recent annexation, projecting future town growth and joint planning with the County regarding growth in the area.

The Zoning Administrator, Pat Faux gave a brief overview of the Master Plan and asked for the board to hear the public comments.

Public Comments:

- Steve Trout – 12051 Old National Pike New Market, MD 21774
- Safi Chand – 10609 Old National Pike New Market, MD 21774
- Ted McCutcheon – 123 W. 3rd St. Frederick, MD 21701

Commission Chair Signature: _____

- Joe Borowsky - 10702 Old National Pike, New Market, MD 21774

Chairman Anthony Bruscia closed the verbal portion of the public hearing and will allow written public comments to be submitted for one week until April 11, 2017.

Old Business:

- Update on the Flood Plain Area – Pat Faux
Pat Faux gave an update on the Flood Plain and let the board know that Royal Oaks has sent their letters off to FEMA. FEMA has responded that they will be bringing back to the planning commission a request to send letters to the property owners advising them of situation. Pat has asked them to prepare a letter that explains in detail what the flood plain and floodway is on each property showing what restrictions this change will make. Pat is hoping to have the letter for next month's meeting.
- Response Letter for Boyers Mill Road "Southern Section"
Pat Faux updated the board on the response letter and map that was sent from the County which addressed the boards questions. The Planning Commission recommended that Town Council respond to the County letter.
- *Marley Square Update – Brad Tavel*
Motion made by: Todd, to concur with the staff report and to amend the previous approval in regards to conditions number two, consistent with the staff report.
Second: Marty
Public Comment: Howard Edwards – 147 W. Main St.
Vote: For – 5 (Anthony, Aaron, Todd, Marty, Dennis) **Against – 0, Abstain – 0, Absent – 2** (David, Chris)
The motion passed

Public Comments: None

Adjourn meeting

Motion made by: Aaron, to adjourn the meeting.

Seconded by: Todd

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

Absent – 2 (David, Chris)

The motion passed

Respectfully submitted,

Karen Durbin

Clerk to Planning and Zoning