

Town of Emmitsburg Planning Commission Minutes

May 31, 2022

Present: Kevin Hagan (Vice-Chair), Amy Boehman-Pollitt (Secretary), Joe Ritz (Commissioner Liaison), Glenn Blanchard, Terri Ray (Alternate)

Absent: Mark Long (Chair)

Staff Present: Zach Gulden (Town Planner) & Amy Naill (Code Enforcement Officer)

Call to Order

- a. Meeting was called to order by the Vice Chair Hagan at 7:00pm

2. Opening

- a. The pledge of allegiance was held.

3. Review and Approval of Minutes for March 2022

- a. Motion to approve minutes by Commissioner Ritz
- b. Second by Terri Ray
- c. Changes: none
- d. Minutes approved unanimously

4. Public Comment:

- a. Eric Sloane of 500 East Main Street, Emmitsburg, MD:
 - i. He has experienced firsthand where residents will complain to the town about long grass in someone's yard to get back at the owner if something happens, but sometimes grass grows quickly if it rains frequently.

5. Old Business:

a. Federal Stone, Site Plan, File No. 2022-06

- i. Mr. Gulden, Town Planner, reviewed the changes that Federal Stone made to their plan based on the planning commissioners' comments and recommends approval for site plan of Federal Stone with comments #4, 6, 7, 8, 9, 10, and 12.
- ii. Secretary Boehman-Pollitt asked about Forest Fund in relation to the Federal Stone Project. Mr. Gulden stated the Forest Fund money goes directly to the Emmitsburg town bank, which will be used to plant street trees in the parks.
- iii. Mr. Ritz commended Federal Stone on their site plan because it was easy to read and did not have a lot of conditions to be met.
- iv. Motion to approve site plan with the following conditions: #4, 6, 7, 8, 9, 10, and 12 was made by Mr. Blanchard.
- v. Second by Secretary Boehman-Pollitt.

vi. Motion approved unanimously.

6. New Business:

a. 500 East Main Street, Right of Way Plat, File No. 2022-07

i. Mr. Gulden explained that Mr. Eric Sloane will provide a 25-foot right-of-way (4,018 square feet) along their property on Creamery Road for 109 feet of privacy fence, which will connect East Main Street sidewalk to the future Christ Community Church development at 17550 Creamery Road.

ii. Mr. Ritz inquired about lighting in the area of the new sidewalk.

1. Mr. Gulden stated the plan does not include lighting, but Cathy Willets, Town Manager, is inquiring with Potomac Edison about adding a light to the existing pole since the pole might be replaced anyway. In addition, there could be a requirement added to the church site plan to add a light in the future.

iii. Mr. Blanchard asked if the site for the future church is on a flood plain.

1. Mr. Gulden explained that the engineer stated that they could get the entire development outside of the flood plain, even though over 50% of Christ Community Church's property is in the flood plain.

iv. Vice Chair Hagan asked if the property is a 10-year or 50-year flood plain and how the new building affects the surface of permeable surface for the town.

1. Mr. Sloane stated that when his mother purchased the property, it was labeled as in a 100-year flood plain because each year there is a 1 in 10 chance of flooding.

2. Mr. Gulden stated that when Christ Community Church moves in, they will be required to treat their runoff, and the town will not have to cover the cost.

- Motion to approve the 500 East Main Street right-of-way plat by Ms. Ray
- Second by Mr. Blanchard
- Members voting aye: Vice Chair Hagan, Mr. Blanchard, Ms. Ray and Secretary Boehman-Pollitt
- Members abstain: Mr. Ritz
- Motion passes

7. Other Business

a. Mr. Blanchard asked when the Rutters will be completed. Mr. Gulden stated that Rutters said they will be finished before the end of summer.

b. Mr. Blanchard asked about trimming trees by Rutters off 140. Mr. Gulden will ask Amy Naille to inquire about the matter.

8. Next Meeting Date: June 27, 2022

9. Adjournment

a. Meeting adjourned at 7:16pm