

Minutes of the March 25, 2009 Planning Commission

Meeting called to order at 7:00 P.M. by Chairman Toby Gearhart. Planning Commission members Jeff Garrett and Mickey Newport were present. The following were also in attendance: Joe Mangini, Town Manager; Missy Vanskiver, Asst. Clerk; Nancy Gearhart; Dale and Betty Jean Mumford; Danny Whitby; and Chuck Petrick, Caroline Co. Board of Education.

Approval of the Minutes

A motion for approval of the January and February minutes was made by Jeff, seconded by Mickey, unanimously approved.

Town Manager's Report

Joe provided updates on various reports and projects.

Building Permits Report – There hasn't been much permit activity.

WWTP Capacity Management Report – A new report will soon be available. This report will probably show an increase of approximately 10,000 gallons to the WWTP due to the dry year.

WWTP Spray Field Upgrade – This project is scheduled to be completed by the end of April.

Water Storage Tank – A pre-application has been submitted for the water storage tank.

Rails to Trails – The redesign has been completed and sent to DNR for final approval. The sublease never reached the state's Board of Public Works, but that has since been corrected. At the last Rails to Trails meeting, there were questions about the state's timeline for removing the rails. The town is trying to get approval for the town to remove and store the rails so that the project can continue; this would be done at the state's cost.

Toby asked if the landfill would have an impact on the town's sewer allocation since there is consideration of the town processing wastewater from the landfill. Joe said that MES is discussing the same issue with Denton.

Jeff asked about the Weese project, Walnut Farms, and 128 Walnut Street – if they were actively in contact with Joe. Joe said they are not; the projects are on the list because allocation has been reserved.

Old Business

The Transportation Element has been reviewed and will be submitted to the state. After that the public hearing process can begin.

New Business

Building Permit/302 Maryland Avenue – The permit was reviewed, and a motion to approve the building permit was made by Jeff, seconded by Mickey, unanimously approved.

Fence Permit/118 N. Central Avenue – Chuck Petrick from the Board of Education reviewed the fence location and the reasons the fence is required. After some discussion, a motion to approve the permit was made by Mickey, seconded by Jeff, unanimously approved.

Eastern Shore Overhead Door – Joe spoke with Eric Good about the parking on RVFD property and storage on property adjacent to his business. Mr. Good is currently in the process of leasing space in the Musselman building on Bell Street. Nancy said that Lou Hayes, RVFD President is going to be meeting with Eric Good regarding his trucks on the fire department property, and she

suggested that Joe meet with Lou Hayes as well to discuss these issues. There was additional discussion.

Cow Barn project - Joe stated that even though the item wasn't on the agenda, he asked for it to be discussed. The façade easement has been approved, and the next step would be final approval for the subdivision and 36 town homes. Ordinance #298 created the floating overlay zone, but Jack Hall has suggested passing another ordinance which would be geared more specifically to the Cow Barn project. Joe said that the associated costs would be Mr. Carroll's, and of that he has been advised. Mr. Carroll has also inquired about water and sewer services. There was some discussion.

Toby asked about Vortex pumps in Ridgeway Estates; Joe said the pumps are not the town's responsibility.

Nancy asked about the town's standings on the list of stimulus funding; Joe provided an update.

There was brief discussion concerning water/sewer rates.

Adjournment

A motion to adjourn at 8:05 was made by Mickey, seconded by Toby, unanimously approved.

Sincerely,

Missy Vanskiver
Asst. Clerk