

# **THURMONT PLANNING AND ZONING COMMISSION MEETING**

**5/24/12 AT 7:00 PM**

**Thurmont Town Office, Meeting Room**

## **Agenda Topics**

- 1.) RIVER RUN FARMS – DISCUSSION OF  
ACCESS ISSUES
- 2.) SUBDIVISION REGULATION DISCUSSION
- 3.) REVIEW OF SIGNAGE STRATEGIES
- 4.) ON GOING PROJECT REVIEW
- 5.) PUBLIC COMMENTS

# Thurmont Planning and Zoning Commission Meeting

## Minutes from May 24, 2012

A meeting of the Thurmont Planning and Zoning Commission was held Thursday, May 24, 2012 at 7:00 p.m. Present were: Chairman, Randy Cubbedge; Commission members, Richard S; Ray Williams, Wayne Martin; Bill Blakeslee; Jim Brown; Sr. Administrative Assistant, Becky Long; Eileen Waesche; Randy Waesche; Ed Waters (FNP)

### RIVER RUN FARMS – DISCUSSION OF ACCESS ISSUES

Denis Superczynski presented the River Run Farms access issues. River Run Farms proposed a 20' wide roadway with grass strip on each side, 40' wide bridge being the Town responsibility to the bridge and owner from bridge to development.

#### Public Comment:

Randy Waesche, 105 Woodland Avenue - The Waesche Family owns 22 acres in that vicinity and most of what we believe he is talking about with other entities finishing the road refers to us. First we are a little frustrated; we have worked and listened to Mr. Dertzbaugh as he has met with us on many occasions as this project has morphed and unfortunately it has morphed several different times. We have changed the plans that we have for our 22 acres based on what he had come in and proposed to begin with which was senior housing which we didn't have a big problem and that caused us to also ask for R5 for some of our parcels but not all so that we could follow suit with a similar type of use and then he changed to townhouses and you have already heard our concerns with that and we still do have concerns and you have touched on them already this evening because pedestrian traffic is going to go where pedestrian traffic wants to go and that is going to be over on us. We own South Carroll Street, it is private, and I don't want any child to be injured or killed on a private road especially when it is ours. On the broad side of it, and again someone did touch on this, should you chose to this then we might want to advance a development off Woodland Avenue where we already have an existing paved roadway which is about the quality of what he is proposing that goes .2 of a mile into our interior and we might want to suggest that we get off on the cheap and develop our property as far as we feel like going. With this kind of piecemeal, if I am doing it from one end and he is doing it from the other end and you have 22+ nice in-town acres it could be a real planning gem at some point and you are going to let it go patchwork and people not planning, this whole Planning and Zoning is a process based on rules, and I really don't know how you can bend those rules; I understand perfectly what Mr. Dertzbaugh is trying to do, he is trying to get an investment on a very, very expensive piece of property, and I don't think it is up to us to finish his roadway these calculations should have been made during the acquisition of that particular piece of land. So yes we still have problems and our concluding remark last time was we would support this townhouse development inasmuch as we don't really like it because it impacts us in many different ways but we would support it if Parklane was improved to street specifications and extend it to where we can connect to it but I don't think it is up to us to finish it because quite frankly I don't know when that would be especially since I am going to come in off Woodland Avenue and try to do the same thing.

A waiver petition was submitted; 7.2.B, Streets, 'local streets shall be 32' in width with curbs and gutter. After discussion Chairman Cubbedge stated that with the Commission Members present this evening, it is not going to fly. Denis Superczynski will draft comments to River Run regarding waiver request.

#### SUBDIVISION REGULATION DISCUSSION

Denis Superczynski presented Subdivision Regulations – Town of Thurmont to all Commission Members (See Attachment). A discussion was held with questions and comments addressed.

#### REVIEW OF SIGNAGE STRATEGIES

Tabled until next month

#### ONGOING PROJECT REVIEW

Denis Superczynski stated that he would have more on this at next month's meeting.

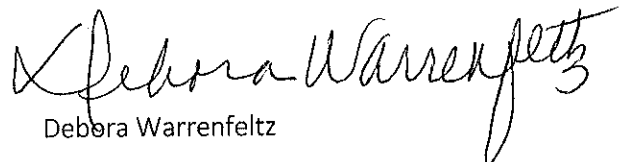
PUBLIC COMMENTS: None

Chairman Cubbedge said "as nothing further from anybody, I ask for a motion for adjournment."

**Motion** – Commission member Martin said "I move that we adjourn." Commission Member Massett second. Vote – 5-0-0, motion carried.

Without further discussion the meeting adjourned at 8:21 p.m.

Recording Secretary,

  
Debora Warrenfeltz

## Subdivision Regulations – Town of Thurmont

- Administered by the P&Z commission
- One of the tools used to implement the Master Plan
- Adopted in current form in 1979
- Subdivisions defined as 'Major', or 'Minor' (3 or fewer lots with no new streets)

### General Requirements (Art. 3)

- Essential function is to require the subdivider of land in the Town to seek approval of the P&Z prior to the recordation of the 'plat' at the court house.
- A plat is a scale map drawn to illustrate the division of land.
- No land to be sold or transferred without a 'final plat' recorded

### Procedures (Art. 4)

- **Preliminary Conference:** Subdivider must consult with P&Z or staff prior to submission of subdivision application
- **Preliminary Plan:** First formal submission; 30 days prior to P&Z meeting
- **Preliminary Plan Approval:**  
Consistent with Master Plan? Meets requirements? P&Z may approve with changes
- **Improvement Plans:** plans for roads, sidewalks, water & sewer, stormwater facilities, lighting, etc....standards established by the Town.
- **Completion of Improvements/Guarantee:** Before receiving approval of the 'Final Plat', the subdivider must complete the public improvements or provide a guarantee to the Town (usually cash) to cover the cost of completing the improvements
- **Final Plat:** May include entirety of area in Preliminary Plan, or, a logical portion (phase) of the project. Additional Final Plats may be submitted as project progresses; must be substantially similar to the Preliminary Plan, but P&Z may require alterations as needed to address conditions established at the time of Preliminary approval; 30 days prior to P&Z meeting
- **Final Plat Approval:**  
Consistent with Preliminary Plan? Compliant with regulations? Signed by P&Z Chairman  
Final Plat must be recorded within 30 days of P&Z approval; Proof of recordation must be received by Town within 30 days of recordation
- **Minor Subdivisions** (3 or fewer lots): Subdivider may skip to a Combined Preliminary/Final Plat; 30 days prior to P&Z meeting; If less than 2 acres remain, area must be platted
- **Addition Plat:** Adding land to an existing lot; cannot cause a violation of zoning or health regulations

### Submission Requirements (Art. 5 & 6)

### Improvements (Art. 7)

- All improvements in a subdivision must meet standards in Subdivision Regs and other requirements adopted by the town
- Minimum standards for roads are listed (curbs, gutters, sidewalks, minimum paved width)
- Water & Sewer service mandated
- Stormwater facilities required

### Modifications & Exceptions (Art. 9)

- P&Z may grant a variance to Subdivision standards set forth in Art. 11 (Design Standards)