

## **Smithsburg Planning Commission Meeting**

**Date: June 13, 2023**

**Time: 7 PM**

The meeting was called to order by Vice Chairman Rachel Frick on June 13, 2023 at 7:00 PM. Those in attendance were Rachel Frick, Ed Hargreaves, Jim Fritsch, John Etter, Bonnie Renard, Jeffrey Voigt, Randy Dick, and Tim Lung.

Additional Guests Present: Michael Lawrence, Holly West, and Richard Newcomer (Attachment 1)

### **Pledge of Allegiance**

#### **Agenda**

Motion to approve.

Motion to approve the agenda by Jeff Voigt. The motion was seconded by Bonnie Renard. Motion approved 6-0.

#### **Minutes**

Minutes from Feb 14 , 2023 motion to approve.

Motion to approve the Minutes by Bonnie Renard. Motion was seconded by Jeff. Voigt. Motion approved 6-0

### **Public Comment**

Richard Newcomer and Holly West both spoke about cat control problems in the Mountain Shadows Estates. (Richard Newcomer's comments in attachment 2). The Planning Commission requested that Holly West and Richard Newcomer provide recommended language on cats to Randy Dick, so that the Planning Commission may consider it for the town zoning ordinance.

#### **Town Planner Updates**

Town Planner, Tim Lung, no updates other than topics addressed below:

#### **Old Business**

#### **Preliminary Plan Cloverly Phase 1-update**

No Updates.

#### **Zoning Ordinance / Subdivision Review**

Continue to work on incorporating updated text into the formatted Zoning Ordinance document. Staff recreated charts to be revised to include updates.

## **NEW BUSINESS**

Maryland State Planning Annual Report: Tim reviewed the questions and information required to be answered as part of the MDP annual report for 2022. Planning Commission requested that updated information on member training be included and to request that MDP provide guidance regarding assistance with the preparation and funding of the 2025 Update to the Comprehensive Plan. Tim to complete the form and present to the Commission for approval at the July meeting.

Application by Troy Jernigan for rezoning adjacent County property: Tim presented a request received from the Washington County Planning Department for review and comment on a rezoning request received from Troy Jernigan for property in the vicinity of Smithsburg at the northeast corner of MD 64 and Fruit Tree Drive. The property is currently zoned RT-Rural Transitional, the requested zoning is Agricultural Rural A(R). The property is in both the Town and County's designated Growth Area; however, the Comprehensive Plan Land Use designations are inconsistent, the property is not located in the PFA (Priority Funding Area) and rezoning of the property would not affect the ability of the property to be annexed if at such time the property owner's desire annexation. John Etter motioned that the Planning Commission provide the following response to Washington County: "The town has no objections to the proposed zoning change to Agricultural. It should be noted that the Town of Smithsburg Comprehensive Plan designated the land commercial, but the county failed to update their plan accordingly. Bonnie Renard seconded the motion, and the motion was approved 7-0.

MML Review of legislation affecting P&Z: Tim reviewed 2023 Final legislative Report prepared by MML. He reported that there does not appear to have been any major State legislation that may affect the Town's Planning and Zoning functions. He did make note of legislation related to Public Service Commission preemption of local zoning for solar farms and changes in the Forest Conservation act regarding mitigation banking and reforestation replacement thresholds.

Vice Chairman Rachel Frick requested that the Comprehensive Plan be added to the agenda for the next Planning Commission Meeting on July 18.

## **Meeting Adjournment**

Motion to adjourn the meeting at 7:45 PM by Bonnie Renard. The motion was seconded by John Etter. Motion approved 7-0.

## **NEXT MEETING DATE**

July 18, 2023 @ 7:00pm Planning Office