Meeting minutes of Planning Commission

May 24, 2013

Chair Wenger called the meeting of the Planning Commission to order at 7:36 p.m.. Members Brendan Deyo, Pete Stadler, Tim Shortley and Paul Simonetti were present. Secretary Charlene Dillingham was present. Town land planner Stan Benning and Mike Bingley of Elm Street were present.

The minutes of the Planning Commission Meeting on January 29, 2013, were approved as submitted.

**New Business:**

Rolling Ridge Phase 2 - Chair Wenger stated that the Commission was in receipt of a request from Elm Street Jones Farm LLC to review Rolling Ridge Phase 2. The plan includes access to a lot outside of the town limits from an undeveloped lot inside the town Rolling Ridge subdivision. When the planned by-pass is built, access would be from the by-pass. Town land planner, Stan Benning commented that access through the town to a non-town property could be problematic and asked if access suggested that access through Parcel A would be a better solution. Member Stadler asked if the Stablers had been asked for a right-of-way through their property. Mr. Bingley stated that the Stablers had been approached and declined. Members Deyo and Chair Wenger stated safety concerns over eventual traversing of the by-pass for access.

Mr. Bingley state that this lot with access was approved previously. The approval has lapsed and now that they were back to recordation, they had to seek approval again.

As members were not comfortable with the proposal, the following options were discussed:

* Talk to the Linthincums and Stablers about access to the lot through their property.
* Eric will talk to Mayor Prats and Town attorney Stan Abrams about the town’s position with Outlot A
* Provide access by transversing St. Paul’s Methodist Church recreation field

Chair Wenger stated that he would investigate further. The timeframe for response was estimated about 30-45 days.

**Old Business:**

Fulks South - Chair Wenger stated that the Fulks South development was moving along and it would soon be time to issue building permits. The Planning Commission would be issuing the permits. Commission members requested some training and work session with Bob Leggieri of Natelli Communities to prepare for this process. There was also discussion about training from the Montgomery County Department of Permitting Services.

Comprehensive Plan – Chair Wenger stated that he was anxious to wrap up work on the Comprehensive Plan and its importance to the Town. Final edits were to be incorporated and a meeting was to be scheduled with Macris, Glascock and Henricks to update the maps.

Chair Wenger made a motion to adjourn the meeting at 9:10. Member Deyo seconded the motion. **Unanimously approved**

Respectfully submitted,

Charlene Dillingham

Secretary

May 24, 2013