**Meeting Minutes of Planning Commission**

**Town of Laytonsville**

**January 25, 2024**

Chair Wenger called the meeting of the Planning Commission to order at 7:34 p.m. Members Brian Kline, Obed Pellegrino, Tom Jackson, and Brendan Deyo were present. Town Clerk Mary Burke, Mayor Charles Hendricks, and two citizens were also present.

The minutes of the Planning Commission meeting on December 21, 2023, were approved as corrected.

**Hope Builders Revised Preliminary Plan Update**: A Forest Conservation Plan was received and sent to Town Engineer Steve Crum for review and comments. It was not acceptable and has been sent back to Hope Builders.

**Comprehensive Plan Review 2024**: Chair Wenger said the Planning Commission will need to meet every month, rather than quarterly, to work on the Comprehensive Plan, as well as other business. The good news about the Comprehensive Plan is that it doesn’t need to be completely re-written, just updated. The focus is on what needs to be changed for the future.

Member Jackson, Transportation Element: We noted having bike racks in town. There is no public transportation in Laytonsville. Should we investigate EV charging stations? Chair Wenger said to look at this as an overview of how the town is to grow, and the transportation that will be coming through town and to the town. How will the town deal with increasing traffic on Rt. 108? The 2014 Comprehensive Plan noted that the bypass had been taken off the county transportation letter. It is back on as of 2023, confirmed by Montgomery Consultants. Member Jackson said that traffic calming should be a big part of the Transportation Element and that it incorporates pedestrian safety. Potential new sidewalks on 108 and a crosswalk from Maple Knoll Drive across Rt. 108 were discussed.

Member Kline, Land Use Element: Nothing to update at this time.

Member Pellegrino, Historical and Cultural Element: Nothing to update at this time. Member Deyo asked what the cultural resources in town were. Chair Wenger said to check with the Laytonsville Historical Center.

Mayor Hendricks stated that in Appendix B items are listed alphabetically but should be listed geographically. He suggested that a map be added, and estimated dates of construction.

Member Deyo mentioned that he met with the Town Clerk about how to get resident comments. We will post the Comprehensive Plan online and create a common response document. A letter from Eric outlining the process will be mailed to residents. Member Deyo will draft the letter and the response document and send it to Chair Wenger.

Chair Wenger mentioned other items that need to be updated in the Comprehensive Plan, such the Census information. The anticipated growth by 2030 is 900 plus residents. He noted the state still has the Rolling Ridge subdivision in a PFA Comment Area. What do we need to do to get that lifted? We currently have 185 homes, 10 plus commercial properties, the same apartments, 5 institutional properties and 1 commercial lot that is developable. There are 114 acres plus 7.66 acres that make up the last large developable tract of land in town. It would potentially support 40 new homes. We need to be sure that we preserve the right of way for the Rt. 108 bypass. There will be a potential growth impact on Laytonsville Elementary. Do we anticipate annexation in the future?

Mayor Hendricks said that he hopes that we pay attention to the commercial aspects of the Historic District. It is unusual to have so many things grandfathered in. The Commercial Historic District has more limited use than C1 Commercial. Chair Wenger asked if we want a commercial thoroughfare on Rt. 108 in the future. What does the future look like for that area? It is a valid path of inquiry that needs to be discussed by the Planning Commission and have resident input.

Member Deyo brought up light pollution and the juxtaposition of residential and commercial properties. Chair Wenger mentioned that this should be part of the Environmental Element. How do we bring the town into the Dark Skies Initiative in the future? This would allow us to limit lighting and light spillage.

Jill Ruspi, 7111 Brink Road stated that there is not enough parking in town, and that the lack of parking is a limiting factor for some things. Can the Planning Commission investigate addressing this issue? Chair Wenger mentioned that Montgomery County is changing their zoning to support less parking.

**Old Business:** There was no old business.

Member Deyo made a motion to adjourn the meeting at 8:53, Members Kline and Jackson seconded the motion, and all were in favor.

Respectfully submitted,

Mary Burke, Town Clerk

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