***Meeting Minutes of Planning Commission***

**Town of Laytonsville**

**February 23, 2017**

**Attendance:** Members Eric Wenger, Pete Stadler, Brendan Deyo, Mark Frankowski, Tim Shortley and Paul Simonetti were present. Secretary Charlene Dillingham and Mayor Jim Ruspi were present. Guests Daniel Hurkett, Sheree Wenger and Andy Drouliskos were present.. Chair Wenger called the meeting of the Planning Commission to order at 7:31 p.m. Mayor

Member Stadler made a motion to approve the minutes of the December meeting as amended. Member Frankowski seconded the motion. **Unanimously approved.**

**New Business:**

Mr. Daniel Hurkett of Gettysburg, MD, owner of the three homes at 6705 Maple Knoll Drive was present to discuss the need for a driveway to his properties. Currently, the property is accessed through an easement granted by the Wengers at 6715 Maple Knoll Drive. As part of the Laytonsville Grove development, improvements are being made to Maple Knoll Drive as it serves as the main entrance to this subdivision. Mr. Hurkett stated that he thought the existing easement was good to gain access to his property in the future. Chair Wenger noted that the easement runs out when Maple Knoll Drive becomes public. A certified letter was sent to Mr. Hurkett to let him know of this issue and he will require a driveway apron. The approved site plan for Laytonsville Grove does not show the Hurkett property driveway, hence the developer will not put in the apron as part of their work. Pete Stadler commented that he has the same issue and will need to put in at least one apron to access his property. The town driveway ordinance requires that a permit be obtained to build a driveway apron. Mayor Ruspi suggested that Mr. Hurkett and Mr. Stadler coordinate their permit application.

Laytonsville Grove – Chair Wenger stated that the developer, CalAtlantic, thinks there may be too many lights planned for the subdivision. He reported that there are 47 lights which are spaced about 150 feet apart. Member Simonetti commented that he and the Mayor had been working on specifications for lighting

**Old Business:**

Chair Wenger reported that the annexation of the Kline and Allcock properties had been approved. After 5 years, zoning changes can be requested to change to commercial zoning. Chair Wenger noted that the annexation had been recommended in the Comprehensive Plan.

Chair Wenger reported that there was nothing to report about the lawsuit.

Member Shortley inquired about the bypass. Chair Wenger stated that he thought it was a long way off as there is currently no funding allocated for it. He also commented that there is work being done to get the northwest portion back into the PFA (priority funding area) to get it back on the inventory.

There being no further business, Member Stadler made a motion to adjourn the meeting at 8:31 p.m. Commission Member Simonettii seconded the motion. ***Unanimously approved.***

Respectfully submitted,

Charlene Dillingham

Secretary

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