



Myersville Town Hall
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TOWN OF MYERSVILLE
 PLANNING OFFICE

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February 23, 2016

Office of the Secretary
 Maryland Department of Planning
 Attn: David Dahlstrom, AICP
 301 W. Preston Street
 Baltimore, Maryland 21201-2305

RE: Annual Report Calendar Year 2015

Dear Mr. Dahlstrom,

The Myersville Planning Commission approved the Annual Report for the Reporting Year 2015 as required under the Land Use Article on March 1, 2016. In addition, this report has been filed with the local legislative body.

The following Annual Report was approved:

1. Number of new Residential Permits Issued:

Residential – Calendar Year 2015	PFA	Non - PFA	Total
# New Residential Permits Issued	9	0	9

Table 1

2. Is your jurisdiction scheduled to submit a 5-Year Report as required under [§1-207\(c\)\(6\) of the Land Use Article](#)?

If yes, include the 5-Year Report as an attachment.

Y N

3. Where there any growth related changes which includes Land Use Changes, Zoning Ordinance Changes, New Schools, Changes in Water or Sewer Service Area, etc.? If yes, list.

Y N

Annexations

There were three (3) formal initiations of annexation or requests for annexation during 2015.

Resolution 2015-01 - A Resolution to change the boundaries of the Town of Myersville by annexing 27.763 acres more or less into the Town of Myersville. Land annexed into the corporate limits includes portions of the lands of the Shank Family Farm, LLC., W.L. Waters, Inc., Nancy Wisner, and Interstate 70. The annexation was initiated by the Town to establish logical boundaries.

Resolution 2015-02 - A Resolution to change the boundaries of the Town of Myersville by annexing 6.577 acres more or less into the Town of Myersville. Land annexed into the corporate limits includes portions of the lands of AK-JK, LLC, Middletown Valley Bank, Maryland Route 17, and the State Highway Administration Park and Ride facility. The annexation was initiated by the owner of AK-JK, LLC to obtain water and sewer service for the gas station located at the intersection of Maryland Route 17 and Milt Summers Road. The Town requested the inclusion of the Middletown Valley Bank and Park and Ride including Maryland Route 17 to establish logical boundaries for the Town.

Petition for Annexation - A petition to change the boundaries of the Town of Myersville by annexing 0.508 acres more or less into the Town of Myersville was received by the Town from the property owner of 2744 Canada Hill Road. The petition was denied by the Mayor and Town Council based upon the request for a waiver in tap fees by the petitioner. The property owner has revised the petition to not request a waiver of tap fees in order to gain access to the Town’s sewage collection system. The property owner is currently served by the Town water distribution system.

Subdivisions & Minor Developments

Table 2 represents the various subdivision and minor development plans reviewed by the Myersville Planning Commission in 2015.

Subdivisions & Minor Developments

Applicant	Plan Type	Location	Description
Town of Myersville	Combined Mass Grading/ Utility Improvement Plans	Monument Road	Approved Combined Mass Grading / Improvement Plans for sewer line relocation.
Clay Martz/ Gilbert Stroup	Preliminary Plans	Meadowridge Drive	Approved Preliminary Plans for 16 dwelling unit subdivision.
Clay Martz/ Gilbert Stroup	Preliminary Forest Conservation Plans	Meadowridge Drive	Approved Preliminary Forest Conservation Plan for 16 dwelling unit subdivision.

Table 2

Board of Zoning Appeals Cases

There was one (1) Myersville Board of Zoning Appeals cases heard in 2015.

Case MY-BA-15-01 – A request for a Special Exception was filed by The Drees Company to allow a Home Occupation Use Permit for a Model Home with regular business hours, employees and additional parking in a Smart Growth Residential “R1-SG” zoning district. The Board granted a one (1) year Special Exception to allow the Model Home to operate as a public

sales office for homes for the Saber Ridge subdivision. The application must be renewed by July 1, 2016.

4. Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction? If yes, list.

5. Y N

6. Have all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under [§1-206\(a\)\(2\) of the Land Use Article](#)?

Y N

Best regards,

Brandon S. Boldyga
Town Planning & Zoning Admin.

CC: Kathy Gaver, Town Clerk
Dave Sexton, Planning Commission Chairman

Attached: 5-Year Report