

Town of Myersville  
Public Hearing  
HTC Lot Size Ordinance 2026-01  
January 13, 2026

The Public Hearing for HTC Lot Size Ordinance 2026-01 was called to order by Mayor Mark Hinkle followed by the Pledge of Allegiance.

Those in attendance were Councilmembers: Wayne Creadick, Jr., Mark Flynn, Dan Long, Lauren Vandergrift, and Robert Ziegler. Also in attendance were Town Manager, Kristin Aleshire, Town Planner, Brandon Boldyga and Town Treasurer, Michelle Ramos.

Town Planner Brandon Boldyga noted that Mayor and Council requested lot size to be established. Village Center minimum lot size and attempting historical as well. Staff identified where this could be a problem. Planning Commission looked at it and came up with a table. They used a Village Center template numbers which are a little tighter.

Motion to adjourn the Public Hearing and move into the regular town meeting by Mark Flynn and second by Robert Ziegler. Motion carried 5 to 0.

January 13, 2026

The Regular Town Meeting for January 13, 2026, was called to order by Mayor Mark Hinkle followed by the Pledge of Allegiance.

Those in attendance were Councilmembers: Wayne Creadick, Jr., Mark Flynn, Dan Long, Lauren Vandergrift, and Robert Ziegler. Also in attendance were Town Manager, Kristin Aleshire, Town Planner, Brandon Boldyga and Town Treasurer, Michelle Ramos.

Mayor Hinkle read the following:

In accordance with the provisions of the State Open Meetings Act, I will be seeking a motion by the Council to convene an Executive Session at the conclusion of the meeting for the purpose of regarding pending litigation.

A motion was made to accept the minutes as written by Mark Flynn and second by Robert Ziegler Motion carried 5 to 0.

**Public Presentations:**

FY25 Audit – SB & Company – Tobi Hollinger and William Seymor were present and reviewed the audit with the Mayor and Council.

**Staff Reports:**

Town Treasurer Report:

Michelle gave the treasurer's report. A copy is on file for public review.

Deputy Report:

Deputy Paul Graves gave the Deputy's report. Copy on file for review.

MES-Water & Sewer Report:

Maryland Environmental Services (MES), Assistant Supervisor, Bob Barnhart sent over report.

Town Manager, Kristin Aleshire, went over the highlights of the report.

Town Manager's Report:

Town Manager, Kristin Aleshire, gave the following report:

- ❖ Soccer Trail is ready to go out for bid.
- ❖ Doubs Park restroom will reopen in mid-March.
- ❖ LGIT on site to do their annual evaluation.
- ❖ Arro revolving fund – water trunk line application was made.
- ❖ Painting of the parking lot and curbs are being taken care of.

### Planning and Zoning Report:

Town Planner Brandon Boldyga gave the following report:

- ❖ St. John the Baptist Antiochian Orthodox Church received their certificate of occupancy.
- ❖ Sunoco – owner proposing four (4) EV charging stations. Reducing parking sites by four (4). Planning Commission reviewed plans. Comments were sent back to the contractor.
- ❖ One (1) zoning certificate was received.
- ❖ Update on Williams Glen – will be doing a final walk thru. Punchlist will be resolved before town required it.

### **Committee Reports:**

#### Budget and CIP Committee:

Councilmember Dan Long gave the following report:

- ❖ They looked at the six (6) month budget.
- ❖ Looked over the audit
- ❖ Looked at taxes and water rates.

#### Park and Recreation Committee:

Councilmember Mark Flynn gave the following report:

- ❖ Will be working on their schedule for 2026.

#### Public Facilities Committee:

Town Manager, Kristin Aleshire, gave the following report:

- ❖ noted that they will be meeting soon to discuss park rules.

#### Public Relations Committee:

Councilmember Lauren Vandergrift gave the following report:

- ❖ Updating the business directory

### **New Business:**

HTC Lot size Ordinance 2026-01 – Mayor Hinkle reviewed the ordinance.

Motion to introduce Ordinance 2026-01 HTC Lot size Ordinance by Wayne S. Creadick, Jr. and second by Mark Flynn. Motion carried 5 to 0.

Floodplain Management Ordinance 2026-02 – Mayor Hinkle reviewed the ordinance.

A motion to introduce Ordinance 2026-02 Floodplain Management Ordinance by Mark Flynn and second by Wayne S. Creadick, Jr. Motion carried 5 to 0.

Refuse Ordinance 2026-03 – Mayor Hinkle reviewed the ordinance.

A motion to introduce Ordinance 2026-03 Refuse Ordinance by Mark Flynn and second by Wayne S. Creadick, Jr. Motion carried 5 to 0.

Nuisances Ordinance (Repeal) 2026-04 – Mayor Hinkle reviewed the ordinance.

A motion to introduce Ordinance 2026-04 Nuisances Ordinance by Mark Flynn and second by Dan Long. Motion carried 5 to 0.

Peddling and Soliciting Ordinance 2026-05 – Mayor Hinkle reviewed the ordinance.

A motion to introduce Ordinance 2026-05 was made by Mark Flynn and second by Robert Ziegler. Motion carried 5 to 0.

Public Property Ordinance 2026-06 – Mayor Hinkle reviewed the ordinance.

A motion to introduce Ordinance 2026-06 was made by Mark Flynn and second by Lauren Vandergrift. Motion carried 5 to 0.

Correspondence:

MYES – PTA School Play Request for Donation – Mark Flynn recommended that we go with the gold level advertise but then withdrew his recommendation.

Motion we honor same as last year \$500.00 to Myersville PTA school play by Mark Flynn and second by Wayne S. Creadick, Jr. Motion carried 4 to 0 with Dan Long abstain.

Housekeeping:

Lauren Vandergrift asked how to bring the square footage up again and where are we at. Kristin stated that during the course of deliberation, votes taken ordinance as proposed and was not successful. Vote was put forth and delivered back to the Planning Commission. Seventy-five percent of the majority matters. Four (4) out of five (5) members not successful because received final vote overriding. Only parties on the winning side can bring it back. Those voted against can only bring back at the table. Those who voted against can only bring up original vote. Different approach take to Planning Commission and start a new Ordinance.

Discussion was held on getting a new town truck. It was noted that it is the budget to do so.

Pursuant to State Government Article, §10-508(a) and Town Charter §206, in accordance with the State Open Meetings Act, I am seeking a motion to close the regular town meeting and move to executive session for the purpose of a ligation matter.

A motion to move from town meeting into executive session was made by Mark Flynn and second by Robert Ziegler. Motion carried 5 to 0.

Respectfully submitted,

*Kathy Gaver*

Kathy Gaver  
Council Secretary