

Town of Myersville  
Public Hearing Meeting  
Ordinance 2024-1 Cannabis Usage in VI District  
Ordinance 2024-3 Accessory Structures  
March 12, 2024

The Public Hearing for March 12, 2024, was called to order by Mayor Mark Hinkle.

Those in attendance were Councilmembers: Wayne Creadick, Jr., Dan Long, Michelle Sweet and Robert Ziegler along with Town Manager, Kristin Aleshire, Town Planner, Brandon Boldgya and Town Treasurer, Michelle Ramos. Councilmember Flynn was absent.

Ordinance 2024-1 Cannabis Usage in VI District: An ordinance to modify Chapter 165, Article XIX, Village Industrial District, Section 165-156, to include cannabis dispensaries, cannabis growing facilities, and cannabis processing facilities as permitted uses within the Village Industrial District.

Town Manager, Kristin Aleshire noted that this ordinance is state driven.

Martin McCarrick, Meadowridge resident, stated that he would like the Council to say no.

Susan McCarrick, Meadowridge resident asked if it was already a vote. Mayor Hinkle noted that it was just to be introduced tonight and voted on at April's meeting.

Kristin gave further explanation on the ordinance. Town Planner, Brandon Boldgya gave reasonings on how Planning Commission came to their conclusion. He went into a lengthy explanation.

Ordinance 2024-03 Accessory Structures: To amend Chapter 165, Article II, Section 165-8, Accessory buildings, of the Code of the Town of Myersville, to prohibit the placement of accessory structures in front yard and side yard areas.

Kristin and Brandon both gave explanations of the ordinance.

Lori Gouker, Mt. Zion United Methodist Church noted that they will be doing an outside food shelter to give to those in need. The way the ordinance is written they may prohibit them from building it. She would like for Council to reconsider to rewrite/reword to be word friendly.

Since there were no others that came forward, the Mayor closed the Public Hearing.

Respectfully submitted,

*Kathy Gaver*

Kathy Gaver  
Council Secretary

Town of Myersville  
Regular Meeting  
March 13, 2024

The Town Meeting for March 13, 2024, was called to order by Mayor Mark Hinkle followed by the Pledge of Allegiance.

Those in attendance were Councilmembers: Wayne Creadick, Jr., Dan Long, Michelle Sweet and Robert Ziegler along with Town Manager, Kristin Aleshire, Town Planner, Brandon Boldgya and Town Treasurer, Michelle Ramos. Councilmember Mark Flynn was absent.

Motion to approved February minutes as written by Dan Long and second by Michelle Sweet. Motion carried 4 to 0.

**Staff Reports:**

**Treasurers Report:**

Town Treasurer, Michelle Ramos gave the Treasurers Report.

The budget committee discussed the quarterly payment to the Town Attorney which has increased, making it close to the full budget amount. Budget committee will discuss this at their next meeting.

**Deputy Report:**

Town Deputy, Paul Graves gave the Deputies report. A copy is on file for the public to review.

**Planning & Zoning Report:**

Town Planner and Zoning Administrator, Brandon Boldgya gave the following report:

- Quail Run- Planning Commission has approved the Forest Stand Delineation, Preliminary Forest Conservation Plan and Preliminary Plan for the project.
- DG Market- Developer will submit improvement plans and dedication plat in the next step towards full approval. Moving through the hearing process.
- Tree Land Foundation Property- annexation of the property has been initiated. Resolution to be heard at the March 12, 2024, meeting.

**Zoning Report:**

- Zoning-New zoning violation tracking system using excel. The Town will now enforce all zoning compliance issues without requiring a citizen complaint.
- Sustainable Community- The Maryland Department of Housing and Community Development has reached out to the Town to remind the Town that the sustainable communities renewal application is due 2023. Town will need to host several outreach meetings and collect community input for the renewal application.
- Carter CAT Property- Carter CAT has reached out to the Town regarding water and sewer utility connection for their facility. Town is in talks for annexation.

Discussion was held on the Mt. Zion United Methodist Church project. Brandon gave examples on how it could be resolved. It could go to the Board of Zoning Appeals. Their zoning certificate has been approved.

**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.

## **Committee Reports:**

### **Budget & CIP Committee:**

Councilmember Dan Long gave the following report:

- They met and continued to discuss numbers that had come in slowly.

Kristin talked about IT support. A list was reviewed of what we do now to get a better understanding of what an IT person would or would not do. Would an IT person take on the Everbridge or key alarm system which would be a liability. IT would support the website and public support.

### **Public Facilities Committee:**

Kristin gave the following report:

- Reviewed current year CIP and next year CIP. Will it need to be moved up or back?
- Discussed water treatment plant.
- New water meter program insulation. Following areas will be Mountain Terrace, Deerwoods, Saber Ridge, Meadowridge, Canada Hill, Ashley, Fox Rock and then Main Street area. Still working with the paper billing system.

### **Public Relations Committee:**

Councilmember Robert Zeigler gave the following report:

- May 27, 2024, Memorial Park – Memorial Day 9AM to 9:30AM. Army Veteran Sage Norton will do the welcoming. The flag raising will be by Army Veteran Mark Norton. Val Zumbrun will sing the national anthem. The speaker will be USAF Ryan Kuhn. Judy Zeck will read those who gave their lives along with handbells by Lois Kuhn. Lily Johnson will do a Patriotic song and Bob Ziegler will be the Emcee.
- Time Capsule – May 4, 2024, at 5:00PM in Memorial Park. Emcee will be Judy Zeck, Guest speaker will be Councilman Creadick. Sydney Serrano will place the time capsule in the hole, and Mayor Hinkle will do the ceremonial shovel of dirt. Mayor Hinkle will give the closing words.

## **Unfinished Business:**

Canada Hill Road Transfer: Talked about boring samples and milling overlay. Kristin will go back to the County and ask.

## **New Business:**

Doubs Meadow Park – Dugout Improvements: Mountain Valley is interested in moving forward in concreting the dugouts. They are in it to pay half of the work if the Town would partner with them.

Motion we go 50% with Mountain Valley Baseball to put in concrete flooring by Robert Ziegler. There was not a second therefore the vote died on the floor.

ARRO PSA – Copper Lead Rule Report: Kristin noted that we are required to have a lead-copper evaluation. Arro already has it, and the meter installation is getting the information. Then once we have the reports from utilities to make a decision. This item will be moved to the April agenda.

Facility User Agreement Waiver Request: Kristin followed up with WMAA and updates were made to the documents.

Motion we waive WMAA fees for the soccer field by Robert Ziegler and second by Dan Long. Motion carried 4 to 0.

Middletown High School Andy Baker is requesting waiver of fees for the use of the baseball field during his baseball camp.

Motion to waive fee by Wayne Creadick and second by Dan Long. Motion carried 4 to 0.

Ordinance 2024-1 Cannabis Usage in VI District: Mayor Hinkle summarized the Ordinance. Motion to introduce Ordinance Cannabis Usage in VI District by Michelle Sweet and second by Wayne Creadick. Two (2) for Michelle Sweet and Wayne Creadick, Two (2) against Dan Long and Robert Ziegler. The vote was tied, and Mayor Hinkle voted against it.

Ordinance 2024-2 Cannabis Definitions: Mayor Hinkle summarized the Ordinance. Motion to introduce Ordinance 2024-2 Cannabis Definitions by Wayne Creadick. No second motion dies on the floor.

Ordinance 2024-3 Accessory Structures: Mayor Hinkle summarized the Ordinance. Motion was made to table it by Michelle Sweet and second by Dan Long. Motion carried 4 to 0.

Ordinance 2024-4 Glo Fiber Franchise Agreement: Kristin summarized the Ordinance. Motion to introduce Ordinance 2024-Glo Fiber Franchise Agreement by Wayne Creadick and second by Dan Long. Motion carried 4 to 0.

Resolution 2024-1 Treeland Annexation: Mayor Hinkle summarized the Resolution. Motion to introduce Resolution 2024-01 Treeland Annexation by Wayne Creadick and second by Michelle Sweet. Motion carried 4 to 0.

Meadowridge Knoll LOC Reduction: Developer reached out to the Town for reduction. Engineer gave recommendations. A brief discussion was held.

Motion to leave line of credit as is by Dan Long and second by Wayne Creadick. Motion carried 4 to 0.

MD Dept of Assessment & Taxation Constant Yield Notice – Kristin reviewed. Will be discussed at next workshop.

Myersville-Wolfville Area Historical Society Donation Requestion: Motion we donate \$500.00 to the Myersville-Wolfville Area Historical Society by Robert Ziegler and seconded by Michelle Sweet. Motion carried 4 to 0.

Law Office of Kevin Best Contract for Services: Mr. Best will be working with the proceedings associated with DG Market. His fee will be \$220.00 an hour.

Motion to adjourn by Wayne Creadick and seconded by Dan Long. Motion carried 4 to 0.

Respectfully submitted,

*Kathy Gaver*

Kathy Gaver  
Council Secretary