

Myersville Mayor and Council
Public Hearing
October 10, 2023
Retail Parking Requirements Text Amendment
Accessory Dwelling Unit (ADU) for Text Amendment

Mayor Mark Hinkle called the Public Hearing meeting to order.

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

Town Planner, Brandon Boldyga gave an overview of the Accessory Dwelling Unit (ADU) Text Amendments.

Town Planner, Brandon Boldyga gave an overview of the Retail Parking Requirements Text Amendment.

Mayor Hinkle asked if there was any public comment on the Text Amendments.

Carol Eichelberger, Main Street resident noted that she was opposed to the building. It would lower the standard for less parking. To have less parking if more building doesn't make sense for less parking.

Jeff Olson, Ashley resident noted to consider not approving to all traffic to come through will create a traffic jam and chaos.

Susan McCarrick, Meadowridge resident, is opposed to the text amendment given with any consideration. This will lead to high traffic on major highways. No traffic study was made.

Christina Carelli, Town resident spoke on Middletown historic Main Street that it is difficult to get a parking space. Any overflow is going to happen on Main Street cleaning, trash potholes, restriping, damage to vehicles. Opposed and more research needs to be done.

Maureen Headley, Canada Hill resident, is opposed to text amendment not in the Myersville district. Also opposed to the DG Market.

Veronica Stein, Meadowridge resident, is opposed to the decrease in parking lot spaces.

Martin McCarrick noted applause to the speakers before him. In their expressed to no to text amendment. He spoke on the unjust law/unjust text amendment. He asked what you will do for your audience – Say no to the text amendment.

Mike Swanson and Jimmy Rowland from OCI spoke.

Mr. Swanson stated Dollar General 85 parking spaces at one point. Extreme parking county, you couldn't imagine having 85 people at one time. Need to provide additional parking lots for other building sites, for they would bring in their own. Traffic study was prepared for DG Market.

Mr. Rowland noted that the traffic study was an extensive one. The additional budget already approved for 85 spots was high. We reduced 33-35 spaces. We are trying to do what makes sense.

Christina Carelli – not need of 85 spots why 13,000 square feet.

Since there were no other questions or comments Mayor Hinkle closed the Public Hearing.

Respectfully submitted,

Kathy Gaver

Kathy Gaver
Council Secretary

Town of Myersville
Regular Meeting
October 10, 2023

The Town Meeting for October 10, 2023 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, and Robert Ziegler along with Town Manager, Kristin Aleshire, Town Planner, Brandon Boldyga and Town Treasurer, Michelle Ramos.

A motion was made by Mark Flynn to accept the September minutes as written and second by Robert Ziegler. Motion carried 4 to 0.

Public Comments:

Martha Doggett, Church Hill resident – spoke on no video or minutes on website.

Martin McCarrick, Meadowridge resident – spoke on site plan being on town website.

Carol Eichelberger, Main Street – spoke on extension survey. Check with Frederick County none was requested from them. Would like to hear from Frederick County.

Susan McCarrick -Reached out to Frederick County but nothing.
Kristin Aleshire noted that the planning staff provided for approval for lower parking plan.

Christine Carelli asked 85 parking spaces on original plan was done through passing.
Kristin noted originally the Planning Commission had it up for review for primarily plan. The applicant went through the Board of Appeals with smaller parking spaces but was denied. The applicant went through text app. Applicant chose on their own to go through text amendment. Will have to reconcile with planning process if not text amendment is not approved.

Staff Reports:

Treasurers Report:

Town Treasurer, Michelle Ramos gave the Treasurers report. A copy is on file for the public to review.

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, Brandon Boldyga gave the following report:

- No new development updates.
- No familiar complaints
- One (1) hearing was held on a 6ft variance on residential property.
- Developing tie breaker for Planning Commission procedure.
- Working on text amendment on street numbering system. Addressing policy county gave to Town.
- Still working on Harp Alley issue.
- Recorded deed for Terraces of South Mountain.
- Plaque was dropped off from Mr. Martin for Treeland property.

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 Report:

Kristin Aleshire, Town Manager gave the following report:

- Our 3-year contract with the state for salt allows our contractor to get salt when needed.
- Prebid meeting was held for Young Nature Trail.
- Engineer design for trail on soccer side

Committee Reports:

Park and Recreation Committee:

Councilman Dan Long gave the following report:

- Trolley Fest will be held October 21, 2023 11AM to 3PM

Public Relations Committee:

Councilmember Robert Ziegler gave the following report:

- Veterans Day Breakfast will be held November 11th at Town Hall 8AM to 10AM. Will be handling out homemade breakfast sandwiches.

New Business:

Introduce Ordinance 2023-6 Accessory Dwelling Units. Mayor Hinkle read the Ordinance.

Motion to introduce Ordinance 2023-6 by Mark Flynn and second by Robert Ziegler. Motion carried 4-0.

Introduce Ordinance 2023-7 Accessory Dwelling Units. Mayor Hinkle read the Ordinance.

Motion we introduce Ordinance 2023-7 by Mark Flynn and second by Dan Long. Motion carried 4-0.

Introduce Ordinance 2023-8 Accessory Dwelling Units. Mayor Hinkle read the ordinance.

Motion to introduce Ordinance 2023-8 by Mark Flynn and second by Robert Ziegler. Motion carried 4-0.

Introduce Ordinance 2023-9 Accessory Dwelling Units. Mayor Hinkle read the ordinance.

Motion we introduce Ordinance 2023-9 by Mark Flynn and second by Dan Long. Motion carried 4 -0.

Introduce Ordinance 2023-10 Accessory Dwelling Units. Mayor Hinkle read the ordinance.

Motion we introduce Ordinance 2023-10 by Mark Flynn and second by Robert Ziegler. Motion carried 4-0.

Introduction of Ordinance 2023-11 Retail Parking Requirements. Mayor Hinkle read the ordinance.

Motion we introduce Ordinance 2023-11 by Mark Flynn and second by Robert Ziegler. Motion carried 4-0.

Ordinance 2023-12 – Use of Public Parks. Mayor Hinkle read the ordinance.

Motion we introduce Ordinance 2023-12 by Mark Flynn and second by Dan Long. Motion carried 4-0.

Fisher Park Tot Lot Project – Kristin Aleshire did an overview of the park. We received 3 quotes.

Playground Specialist Inc. - \$49,586.00

Bliss - \$52,426.38

Cunningham Recreation - \$43,638.00 minus grant (\$15,446.99) = 31,595.28

Brandon from Cunningham Recreation was at the meeting. He noted that the quote didn't have the installation on it, but it would be under \$60,000.00.

Motion was made by Robert Ziegler to go with Playground Specialist and second by Dan Long. Motion carried 4 to 0.

Martha Doggett stated that she would love to see a senior playground in a future park.

Housekeeping:

Kristin noted that the contractor Plantasia will not be able to do future decorating in Town anymore, however they have offered us to come and get all our decorations that they used.

Kristin will come back in November with more information on a contractor to pick up the decorations.

Public Comment:

Christina Carelli spoke on the new street sign in the school zone. Mayor Hinkle noted that this will be fixed. She also spoke on communication within the town. She also noted that when you are coming out of Creative Childrens parking lot, if there are any cars on the street you can't see to pull out into traffic.

Carol Eichelberger gave a public comment on DG Market, that town citizens should walk away.

Martha Doggett gave public comment on DG Market and Planning Commission on their decision.

Since there were no more comments Mayor Hinkle asked for a motion for the meeting to be adjourned. Motion we adjourn by Mark Flynn and second by Robert Zeigler. Motion carried 4 to 0.

Respectfully submitted,

Kathy Gaver

Kathy Gaver
Council Secretary