

Town of Myersville
Public Hearing
Ordinance 2025-04 Village Industrial District Building Size
February 11, 2025

The Public Hearing Meeting for February 11, 2025, was held virtually and called to order by Mayor Mark Hinkle.

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

Town Planner, Brandon Boldyga gave a background and overview of the Ordinance.

The move to close Public Hearing and go into regular Town Meeting was made by Mark Flynn and second by Wayne Creadick. Motion carried 5 to 0.

Town of Myersville
Regular Meeting
February 11, 2025

The Town Meeting for February 11, 2025, was held virtually and 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, Robert Ziegler, and Lauren Vandergrift along with Town Manager, Kristin Aleshire, and Town Planner, Brandon Boldyga.

Motion to approve January minutes as written by Mark Flynn and second by Lauren Vandergrift. Motion carried 5 to 0.

Public Comment: - There was not any Public Comment.

Mayor Hinkle noted that all Public Presentations had been moved to the March meeting.

Staff Reports:

Treasurer's Report – Michelle was present; however, reports were sent out. Mayor Hinkle noted, if you have any questions direct it to Michelle.

Deputy Report:

Town Deputy Sheriff Paul Graves gave the Deputy Report. A copy is on file for the public to 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.

- There was a leak at one of the townhouses.
- MDE sent a paper on doing weeding in Ashley.
- MES replaced a pump with the current spare pump. They are currently looking to buy one to keep as a spare. The cost is approximately \$15,000.00.

Town Manager's Report:

Town Manager, Kristin Aleshire, gave the following report:

- Met with several vendors. One was a camera for public safety and security. The information was deeply knowledgeable and useful. Josh and Kristin will do a presentation at the March meeting.
- Lauren Vandergrift noted that you may want to be careful on speaking about this in an open session.

Planning & Zoning Report

Town Planner, Brandon Boldyga gave the following report:

- JB's on Main, project of replacing the site of JB operation. Moving restaurant/carry out across the road to the former diner site. They will be moving over the equipment from across the street to the new location. The plan is to continue the restaurant and offer a bar/grill.
- Apartment addition – taking the apartment that was commercial will not be rented out as an apartment.
- Currently five (5) apartments have been renovated.

Mark Flynn asked about those that have been displaced by the renovations. Since there will be an increase in rent many are not going to be able to stay there.

Wayne Creadick, Jr. asked about hours of operations and selling spirits. Brandon said that it will be regulated by the liquor board. Planning Commission would look at the operation of the restaurant /bar and the Council would have to agree upon it.

Mark Flynn about services on help to those being unable to afford the apartments. Brandon noted that the town doesn't have rent control. We are sympathetic and have received email concerns. The apartments there have not been kept for years. Mark Flynn asked that they provide agencies in Frederick County to help with their transmission. Wayne Creadick, Jr., added affordable housing in Myersville with 50% units to be improved, maybe one (1) or two (2) units be lower rent. Brandon added he was not sure if positive housing prices substandard living conditions. We've done our best to assist them with the Department of Housing.

- DG Market – DG Market had their day in circuit court. In favor of and against project. Judge, legal counsel spoke. The judge will give the court ruling in 30 days.
- 2024 Annual report was approved.
- Staff recommending definition Ordinance. The entire section in code of definition taking those scattered throughout into one section.

Committee Report:

Budget & CIP Committee

Councilmember Dan Long gave the following report:

They will be meeting next due to the inclement weather tonight.

Park and Recreation Committee

Councilmember Mark Flynn noted that they would meet next Wednesday.

Public Facilities Committee:

Kristin Aleshire gave the following report:

Nothing to report currently.

Public Relations Committee:

Councilmember Lauren Vandergrift gave the following report:

Working on another date for a meeting.

Unfinished Business:

Ordinance 2025-01 – Elections; Violations & Penalties- Mayor Hinkle summarized the ordinance.

Mayor Hinkle called for the motion.

Motion was so moved by Wayne Creadick, Jr. and second by Mark Flynn.

Motion carried 5 to 0.

Ordinance 2025-02 – Elections; Penalties for Falsifications – Mayor Hinkle summarized the ordinance.

Mayor Hinkle called for the motion.

Motion was so moved by Dan Long and second by Lauren Vandergrift.

Motion carried 5 to 0.

Ordinance 2025-03 – Elections; Application Forms – Mayor Hinkle summarized the ordinance.

Mayor Hinkle called for the motion.

Motion was so moved by Wayne Creadick, Jr. and second by Mark Flynn.

Motion carried.

New Business:

Ordinance 2025-04 – Village Industrial District Building Size – Mayor Hinkle reviewed the ordinance.

Motion was made to introduce Ordinance 2025-04 by Dan Long and second by Lauren Vandergrift.

Discussion: Parking slots were discussed, move improvements and the use of the stormwater. They cannot be more than two (2) stories.

Lauren Vandergrift asked about how much space was available. Brandon answered that the vacant site by state park and ride is 5 acres. Eastern Gas is the opportunity where it was subdivided from the area into buildable sites. Currently that is zoned Village Industrial.

Motion to Introduce was made and second, motion carried 5 to 0.

Ordinance 2025-05 – Street Commissioners - Mayor Hinkle reviewed the ordinance.

Brandon Boldyga noted this language is enforceable or allowable. Basically, Street Commission is the town traffic enforcer. Power to enforce all rules and regulations on streets and highways in town.

Motion to introduce by Mark Flynn and second by Dan Long. Motion carried 5 to 0.

Correspondence:

Kristin Aleshire noted an adjustment in Control System Inc. contract, it is small and has no impact.

Middletown High School sent a waiver of fees for the use of the community room for the prom in April.

Fees were waived with the Council in agreement.

Housekeeping:

Discussion was held on the “Thacker Apartment” investment, on agencies that could help with vouchers.

Call for adjournment – Motion to adjourn meeting was made by Mark Flynn and second by Lauren Vandergrift.

Motion carried 5 to 0.

Respectfully submitted,

Kathy Gaver

Kathy Gaver
Council Secretary

