

Town of Myersville
Public Hearing
Village Center Lot Size Ordinance 2025-17
November 18, 2025

The Public Hearing was called to order by Mayor, Mark Hinkle. Those in attendance were Councilmembers: Wayne Creadick, Jr., Mark Flynn, Dan Long, Lauren Vandergrift and Robert Ziegler. Also in attendance were Town Planner, Brandon Boldyga and Town Treasurer, Michelle Romas.

Mayor Hinkle read Ordinance 2025-17. Town Planner, Brandon Boldyga noted that the Planning Commission looked into the Village Center district to establish the lot size.

Mayor Hinkle asked if anyone had any questions. There was no response.

The Public Hearing was then closed.

Respectfully submitted,

Kathy Gaver

Kathy Gaver

Council Secretary

Town of Myersville
Regular Town Meeting
November 18, 2025

The Regular Town Meeting for October 11, 2025, 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 Lauren Vandergrift. Motion carried 5 to 0.

Public Comments:

Judy Zeck was in attendance on behalf of Christmas in Myersville. She noted that Christmas in Myersville will be held on December 6, 2026. She is asking the Town for a donation of \$1,000.00 to support Christmas in Myersville.

A motion was made by Mark Flynn to give \$1,000.00 to Christmas in Myersville and second by Dan Long. Motion carried 5 to 0.

Staff Reports:

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

Town Manager's Report:

Town Manager, Kristin Aleshire, gave the following report:

- Sending letters to residents with lead/copper lines there are about six (6) residents.
- Signature Fence will be making repairs to damage that happened during the mowing season.
- Had meeting with Frederick County on updates on the POS updates/spending on projects. An update on Bullivant Park was given. Kristin noted that they hadn't done anything for not knowing where Frederick County was with a trail. Frederick County is not going to be doing a trial, so all clear was given to moving on projects at the park.
- Actuators came in for the WWTP, but they can't get the PLC up to mode. Therefore, they are still in default mode.
- Electrician was in and checked on the electric for the Christmas Tree.
- Arro working on the redesign on the Deerwoods plants. The entire building will have to be rebuilt.
- Received notice that the County will be closing Brethren Church Road for 12 weeks to replace the bridge.
- Brethren Church Road pump station will be having work done. The water line will most likely run out into the roadway up Poplar Street.
- Easterday Road revamp PSA is still good with funding.

- Deerwoods walking trail finally got the proper signature from the property resident.

Planning and Zoning Report:

Town Planner Brandon Boldyga gave the following report:

- DG Market – The site plan approval has been appealed to the Appellate Court of Maryland. The new owner has stated that they will not be withdrawing the site plan. If the site plan survives the appeal, the plan will be valid. But any changes to the plan will need to be resubmitted to the Planning Commission.
- Waters Property – Town met with MDE and the developer putting together a plan to MDE for water and capacities.
- St. John the Baptist Antiochian Orthodox Church has purchased the Brethren Church on Main Street. They have submitted a site plan to the Planning Commission for review.

Committee Reports:

Budget and CIP Committee:

Councilmember Dan Long gave the following report:

- Will be meeting come January 2026.

Park and Recreation Committee:

Councilmember Mark Flynn gave the following report:

- Will be doing an annual cleaning out of the closet.
- Working on schedule for the upcoming year.

Public Relations Committee:

Councilmember Lauren Vandergrift gave the following report:

- Veterans Day – Had coffee and donuts for the veterans. It went very well. Time was spent sharing stories and memories.
- Will be updating the Business Directory.
- Christmas in Myersville – Snowman will be putting up snowmen weekend of Thanksgiving. Reaching out to folks on state roadside of Main Street. Voting will happen at the banquet hall after the parade.

Unfinished Business:

Village Center District Maximum Building Size Ordinance 2025-11 – Village Center Lot Size Ordinance 2025-17 – This was voted down at last month's town meeting. It was noted something needs to be in the books, needs some kind of direction at this time. All current sizes were mentioned and reviewed again. At this time there is no footage recommended.

Councilmember Dan Long said that he will stay with 10,000 square feet but prefers 8,000 square feet. He mentioned all the buildings in town and their square footage.

This subject was heavily discussed with different businesses, gyms, doctor offices, coffee shops, grocery stores, and so forth. Since no agreement could be reached, Mayor Hinkle said that it will be taken off the agenda.

New Business:

Village Center Lot Size Ordinance 2025-17 – Mayor Hinkle read the Ordinance.
Motion we introduce Ordinance 2025-17 Village Center Lot Size Ordinance by Councilmember Mark Flynn and second by Councilmember Robert Ziegler. Motion carried 5 to 0.

Unsafe Building Ordinance 2025-18 - Mayor Hinkle read the ordinance.
A motion we introduce Ordinance 2025-18 Unsafe Building Ordinance by Councilmember Mark Flynn and Second by Councilmember Wayne S. Creadick, Jr. Motion carried 5 to 0.

Curfew Ordinance 2025-19 – Mayor Hinkle read the ordinance.
A motion that we introduce Ordinance 2026-19 Curfew Ordinance by Councilmember Mark Flynn and second by Councilmember Robert Ziegler. Motion carried 5 to 0.

Open Burning Ordinance 2025-20 -Mayor Hinkle read the ordinance.
A motion that we introduce Ordinance 2026-20 was made by Councilmember Mark Flynn and second by Councilmember Dan Long. Motion carried 5 to 0.

Repeal Public Entertainment Ordinance 2025-21 – Mayor Hinkle read the ordinance.
A motion was made to introduce Ordinance 2025-21 by Councilmember Mark Flynn and second by Councilmember Robert Ziiegler. Motion carried 5 to 0.

Repeal Fees Ordinance 2025-22 – Mayor Hinkle read the ordinance.
A motion that we introduce Ordinance 2025-22 was made by Councilmember Mark Flynn and second by Councilmember Wayne S. Creadick, Jr. Motion carried 5 to 0.

Myersville Water System Insertion Valves Project – Kristin asked for this to be tabled.

FY26 MS4 PSA – ARRO – Kristin noted it will cost \$15,900 which is all necessary to meet our guidelines. It was reviewed by staff.
Motion was made we approve FY26 MS4 PSA by Arro by Councilmember Mark Flynn and second by Councilmember Dan Long. Motion carried 5 to 0.

MES Overtime Expense – Kristin noted since the lightening strike at the Water Treatment Plant (WTP), MES has been operating the system manually. The install date for the actuator is May 2026. So far there is an additional MES overtime charge of \$65,000.00.
A motion was made to approve overtime charge for MES by Councilmember Mark Flynn and second by Councilmember Robert Ziegler. Motion carried 5 to 0.

Correspondence:

MD DNR is asking to have permission to have people on town property to do samples at the stream on Milt Summers Road. Permission was given.

A request for reconsideration of a smart meter relocation. Mayor and Council noted if the owner wishes to move it, they can move it themselves. The Town will not be held responsible.

Housekeeping:

Brian Beard, Ashley resident spoke on the building size ordinance. He suggested that village center should be 6,000 square feet. General commercial for larger stores and buildings.

Christine Carellie, Meadowridge resident, stated that 12,000 square feet is too big. She gave a review of other sizes throughout the county on their square feet, along with other assorted sizes that were used for footprints.

Kristin noted that on Main Street in the 600 block he has received calls about a tree that is dead and needs to be cut down. However, that tree is not on town property and we are not allowed to go on private property to cut it down. In response to this Joann Horine, a Mt. Zion board member noted that they had contacted a contractor to take the tree down.

Mayor Hinkle then read the following:

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.

Motion to close the regular town meeting and move to executive session was made by Councilmember Mark Flynn and second by Councilmember Dan Long. Motion carried 5 to 0.

Respectfully submitted

Kathy Gaver

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Council Secretary