

Town of Myersville
Regular Town Meeting
October 11, 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 Planner, Brandon Boldyga and Town Treasurer, Michelle Romas.

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

Please note a correction was made for the September 9th meeting. The call to order date was listed as August and not September 9, 2025.

Staff Reports:

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

MES – Water & Sewer Report - MES-Water & Sewer Report:

Maryland Environmental Services (MES), Assistant Supervisor, Bob Barnhart sent over the report. Town Manager, Kristin Aleshire, reviewed the report.

Town Manager Report:

Kristin Aleshire, Town Manager, gave the following report:

- Received correspondence for the annual snow removal/salt agreement from County Roads.
- Received one (1) bid for the Easterday Road sewer project.
Met with engineer – staff is moving forward with grinder pumps. Four (4) foot line down to the main. Didn't have funding for the initial design. Arro is redoing the design.
- Confirm letter from MDE transfer Ashley funds to Deerwoods treatment PFAS building. Ashley will operate the same as always.
- Cost for WWTP to date LGIT- \$35,000 between direct work and third parties.
- Pickleball court – contacted contractor and he will get back with information why there is chipping in places.

Planning and Zoning Report:

Town Planner Brandon Boldyga gave the following report:

- DG Market – Circuit Court denied the appellants motion requesting a reconsideration of the case by the Court. Appellants filed an appeal. Verdant Development Group has the property now under contract for sale. At this time, it is unclear whether prospective purchasers intend to pursue with DG Market.
- New buyers are looking to put Townhouses, single family homes, and development. They will need to meet development requirements for water. Total houses are 37 Townhouses and 16 single family homes and 2 commercial pads.
- Quail Run – Developer has tested wells, and it was noted that no PFAS was present in the samples taken. The developer is to submit improvement plans for the development and the water treatment plant for this development.
- Meadowridge Knoll section II – Planning Commission has approved the final plats for this subdivision. Town will record plat once Health Department has done their approval.
- JB – process has been halted at this time.

- Myersville Brethren Church has transferred - St. John the Baptist Orthodox Church bought the property. They are going to process the site plan to the Town.
- Cited one (1) zoning violation.
- One zoning Appeals Public Hearing was held – 3101 Brethren Church Road – Special exception to allow an accessory dwelling unit.
- Issued 5 zoning certificates.

Committee Reports:

Budget and CIP Committee:

Councilmember Dan Long gave the following report:

- Will be meeting come January 2026.
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Park and Recreation Committee:

Councilmember Mark Flynn gave the following report:

- Trolley Fest was a big hit.

Public Relations Committee:

- Snowman project is coming along with prizes. Pictures will be taken, and voting will be at Christmas in Myersville in the Fire Company banquet hall.
- Veterans Day – November 11th 8AM to 10AM with coffee and donuts.

Deputy Report:

Deputy Paul Graves gave the Deputy monthly report. A copy is on file for public review.

Unfinished Business:

Village Center District Maximum Building Size 2025-11 – Mayor Hinkle reviewed the Ordinance.

A motion was made we accept with 12,000 square feet by Mark Flynn and second by Wayne S. Creadick, Jr.

Dan Long said that he had looked into building in town and Village Center 3,500-3,600 square feet – 12 buildings.

What are appropriate limits, right property owners 12,000 square feet come about. DG Market was approved, and 12,000 square feet came about. He noted to amend it to 8,000 square feet or 10,000 square feet.

Lauren Vandergrift gave her opinion and felt why she was against it. Mayor Hinkle gave his opinion.

Terry Bryce from Meadowridge noted that 12,000 square feet vs 3,000 square feet buildings. Many people have put a lot of time into this along with sensitivity. Planning Commission passed and looked back at it again and came up with 12,000 square feet.

Martha Doggett – Church Hill Road noted other properties in area looked at other Village Center in other areas. Trust Frederick County guideline.

Motion was taken with Mark Flynn and Wayne Creadick for and Dan Long, Robert Ziegler and Lauren Vandergrift against. 2-3. Motion did not pass.

Motion was then made to amend maximum size to 10,000 square feet by Dan Long and second by Lauren Vandergrift. Motion carried Mark Flynn and Wayne Creadick for and Dan Long, Robert Ziegler and Lauren Vandergrift against. 2-3. Motion did not pass.

Kristin Aleshire explained what happens next. Four (4)/Five (5) must vote or bring back vote for it to pass. Those that voted it down are the only ones that can bring it back to be voted on. Kristin added that if 10,000 square feet for people if they want a grocery store. List under the exceptions through the BZA in separate section of the code. Brandon Boldyga then spoke on the Special Uses and Permitted Uses.

Harp Alley Property Disposal Resolution – Mayor Hinkle read the resolution.
Motion we pass the Resolution for Harp Alley by Mark Flynn and second by Wayne Creadick, Jr.
Motion carried 4-0 with Dan Long abstaining.

Water and Sewer Code Amendment Ordinance 2025-16 – Mayor Hinkle read the Ordinance.
Motion we approve water and sewer code amendment ordinance by Mark Flynn and second by Wayne Creadick, Jr.
Motion carried 5 to 0.

New Business:

Myersville WWTP PLPC Replacement – Kristin reviewed on the lighten struck wastewater treatment plant progress. MES was running on a twenty-four (24) hour shift manually. MES has obtained two (2) quotes and recommend Aqua Robotics. Until they can get the actuator replaced, plant will be running manually 24 hours by MES employees.

Motion we accept WWTP PLC replacement by Mark Flynn and second by Wayne Creadick, Jr. Motion carried 5 to 0.

Housekeeping:

Kristin noted that we received one (1) water bill relief. Move forward with approval according to our Ordinance.

Motion to approve the County Snow Removal policy made by Wayne Creadick, Jr. and second by Dan Long. Motion approved 4 to 1 abstained – Lauren Vandergrift.

Motion to adjourn meeting by Mark Flynn and second by Wayne Creadick, Jr. Motion carried 5 to 0.

Respectfully submitted,

Kathy Gaver

Kathy Gaver
Council Secretary

