



Myersville Town Hall  
301 Main Street  
P.O. Box 295  
Myersville, MD 21773

**TOWN OF MYERSVILLE**  
PLANNING COMMISSION

Phone: (301) 293-4281  
Fax: (301) 293-3080  
Hours 8:00 am – 4:00pm  
www.Myersville.org

**Planning Commission Meeting Minutes**

May 6, 2025

**Attendance: Town Staff:** Brandon Boldyga, Joshua Massey

**Planning Commission:** Wayne Creadick, Jr., Joshua Buemi, Mari Beth Schmersahl, Rob Kundrick, Daniel Cowell

**Others In Attendance:** Charles Staley, Tyler Staley, Josh Lawson

**Commission Business:**

- Executive Session
  - Motion to convene in executive session at the conclusion of the regular meeting by R. Kundrick.
  - 2<sup>nd</sup> by M. Schmersahl.
  - Motion carried by vote 3-0, with 1 absent (J. Buemi)
- March 4, 2025, Meeting Minutes
  - Motion to approve minutes by M. Schmersahl
  - 2<sup>nd</sup> by R. Kundrick
  - Motion to approve carried by vote 3-0, with 1 absent (J. Buemi)

**Continuing Business:**

- Hours of Operation For Eating and Drinking Establishments In the Historic Town Center (HTC) Overlay District Ordinance
  - Motion to recommend proposed ordinance to Mayor and Council with an amendment to prohibit eating and drinking establishments from operating between the hours of 12:00 am and 6:00 am daily by M. Schmersahl
  - 2<sup>nd</sup> by R. Kundrick
  - Motion to recommend carried by vote 4-0
- Special Exception Standards for Eating and Drinking Establishments In the Village Center (VC) and General Commercial (GC) Districts Ordinance
  - Motion to recommend proposed ordinance to Mayor and Council with an amendment to prohibit eating and drinking establishments from operating within the VC district between the hours of 12:00 am and 6:00 am daily as a standard of the special exception by R. Kundrick
  - 2<sup>nd</sup> by J. Buemi
  - Motion to recommend carried by vote 4-0

**New Business:**

- Definitions Ordinance
  - Strike the definition of a billboard and remove the prohibition of billboards from the Town Code, since signs are already regulated by content-neutral regulations based on size, height, setbacks, etc.
  - Signs should qualify as flashing if the message changes more than once per every seven seconds

- Define “Accessory Dwelling Units (ADUs)” using the State of Maryland definition (COMAR)
- Define “Hours of Operation” as hours a business or organization is open and available to serve the public
- Home Occupation Use (HOU) Permit HO-25-01
  - Motion to recommend approval of HO-25-01 by R. Kundrick
  - 2<sup>nd</sup> by M. Schmersahl
  - Motion to approve carried by vote 3-0, with 1 abstention (D. Cowell)
- Village Center (VC) Building Size Ordinance
  - Staff should draft ordinance to present in June
  - Maximum building size should be set at 12,000 SF or 1/5 of what is permitted within the GC District currently

**Briefings:**

- Mayor and Council briefing presented by W. Creadick, Jr.
- Planning and Zoning Administrator briefing presented by B. Boldyga

**General Commissioner Comments:**

- None

**General Citizen Comments:**

- None

**Meeting Adjournment**

- Motion to adjourn the regular meeting and convene in executive session by J. Buemi
- 2<sup>nd</sup> by M. Schmersahl
- Motion to adjourn carried by vote 4-0
- Meeting adjourned at 9:10 pm

**Executive Session Adjournment**

- Motion to adjourn the executive session D. Cowell
- 2<sup>nd</sup> by J. Buemi
- Motion to adjourn carried by vote 4-0
- Executive Session adjourned at 9:22 pm