



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**

November 4, 2025

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

**Planning Commission:** Wayne Creadick, Jr., Mari Beth Schmersahl, Joshua Buemi, Robert Kundrick, and Terry Bryce

**Others In Attendance:** Mitzi Boswell (Buckeye Development), Joe Ceci (Fox & Associates)

**Commission Business:**

- October 7, 2025, Meeting Minutes
  - Motion to approve minutes by J. Buemi
  - 2<sup>nd</sup> by T. Bryce
  - Motion to approve carried by vote 5-0

**Continuing Business:**

- None

**New Business:**

- St. John the Baptist Antiochian Orthodox Church Site Plan
  - Motion to approve the site plan as presented by M. Schmersahl
  - 2<sup>nd</sup> by T. Bryce
  - Motion carried by vote 5-0
- Quail Run Improvement Plan
  - Staff summarized staff comments with the developer.
  - There was a general concern with the County deferring road improvements on Monument Road to the Town in the County's comments
  - There was additional concern that the appropriate improvements would not occur if either the County or the Town do not require necessary improvements.
  - The Planning Commission directed the developer to remove Monument Road improvements from the improvement plans other than the required improvements necessary for Miazga Road to connect to Monument Road, as the Town's legal counsel has stated that making such requirements on a County Road could be construed as an admission of responsibility.
- Historic Town Center (HTC) Overlay District Minimum Lot Sizes
  - Change 17-foot minimum lot width to 18 feet for townhouses within the HTC overlay district.
  - Staff will bring the proposed ordinance back to the Planning Commission in December for a final recommendation to the Mayor and Council

**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:**

- Staff apologized for making such spirited comments during deliberations due to being passionate about the subject matter and work of the Planning Office.

**Meeting Adjournment**

- Motion to adjourn the regular meeting by T. Bryce
- 2<sup>nd</sup> by J. Buemi
- Motion to adjourn carried by vote 5-0
- Meeting adjourned at 9:29 pm