

## THE POOLESVILLE PLANNING COMMISSION MEETING

1/14/2026 - Minutes

### 1. Call To Order

Chair Huber called the meeting to order at 7:18 PM. All Commissioners attended, except Commissioner Moroney. Town Engineer Strong and Assistant Town Manager Anderegg also participated.

### 2. Citizen's Comments On Agenda Items:

None

### 3. Announcements

Commissioner Bupp provided an overview of recent Town commissioner activities, including the announcement of the holiday lighting contest winners and an appointment to the Board of Zoning Appeals. Assistant Town Manager Anderegg updated the planning commission on the variance considered at the last meeting, stating that the Board of Zoning Appeals hearing would be held the following week.

### 4. Approval Of Minutes

#### 4.I. **December 10 Meeting Minutes**

Commissioner Radigan moved to approve the December 10, 2025, minutes. Commissioner Bupp seconded the motion, which carried 3-0, with 1 abstention from Chair Huber.

### 5. New Business

#### 5.I. **Water And Wastewater Annual Capacity Reports**

Assistant Town Manager Anderegg gave an overview of water and wastewater capacity, including the new MDE-required methodology, such as a 10% drought-demand calculation and changes to the rolling averages from 3 to 5 years. Staff also suggested that the planning commission recommend that the remaining water allocation be considered a Town reserve for Town priorities. This was agreed to by consensus amongst the planning commission. The wastewater capacity indicates that the Town's I and I projects have made significant progress in reducing inflows into the plant. Therefore, the Town has greater wastewater capacity than water capacity. Commissioner Bupp moved to recommend approval of the 2025 Wastewater Capacity report. Commissioner Radigan seconded the motion, and it carried 4-0.

#### 5.II. **Upcoming Agenda Items**

Assistant Manager Anderegg provided an overview of two State laws, one related to accessory dwelling units and the other to solar energy generating stations. that will be future agenda items for the Planning Commission, and outlined a timeline for Planning Commission action on both items. Staff answered general questions about this timeline, and the Planning Commission agreed to the proposed timeline.

### 6. Old Business

#### 6.I. **Cultural Arts District Discussion**

The Planning Commission reviewed the Design Guidelines drafted by Commissioner Kidd.

7. **Adjournment**

Commissioner Bupp moved to adjourn the meeting. Commissioner Radigan seconded the motion, and the motion carried 4-0. The meeting adjourned at 8:21 PM.