

POOLESVILLE PLANNING COMMISSION
MINUTES OF JANUARY 15, 2020

Call to Order:

Commission Bupp called the meeting to order at 7:30 PM. In attendance was Commissioners Tims, Leichliter, Radigan, Town Attorney Gullo, Town Engineer Strong, Town Manager Rivard and Town Clerk Evans. Absent Commissioner Schramm

Town Attorney announced Seth Rivard as the Town Manager.

Approval of Minutes:

Commissioner Radigan made a motion to approve the December 11, 2019. Seconded by Commissioner Leichliter. Vote 3-0. Commissioner Tims made a motion to approve the Closed Session minutes of December 11, 2019. Seconded by Commissioner Radigan. Vote 3-0

New Business:

Map Amendment 001-19 – Hector Asuncion – from P3/4 to PCOMM – property located at 17600 West Willard Road, Susan Jamison, attorney for Hector Asuncion read her “Statement in Support of Asuncion Rezoning Request”. (Statement attached). Dr. Asuncion stated that he had a group of doctors to make this building into an Urgent Care Facility Town Engineer Strong read his report. He stated that the population changes from the last zoning review in 2014 is 390 persons and with the additional population of 368 when the approved subdivision construction is completed. This make a total of approximately 758 persons based on the 3.2 persons per household. He also reported, with the exception for water/sewer capacity and stormwater manager, no additional stress to public facilities is anticipated. Consideration for water/sewer usage would need to be considered at the time of application. There are no issues of fragmentation of the traffic patterns based on the current structures in place. It is anticipated that with the completion of Westerly Grove that an additional 232 vehicle trips per day may occur along West Willard Road. The surrounding properties in the front and north of the areas are zoned Commercial although next to this property is a Baptist Church and a Daycare facility. The properties to the west are zoned residential (backyards of Stoney Springs) and the St. Peter’s Church.

George Coakley commented that he recommended making this zoning change.

Commissioner Radigan made a motion to recommend to the Commissioners that the Asuncion property located at 17600 West Willard Road be rezoned to PCOMM from P3/4. Commissioner Tims seconded. Vote 4-0

Map Amendment 001-20 -John Fyffe – from P3/4 to PCOMM -property located at 17606 West Willard Road, Charles Jamison, Attorney for John Fyffe read his “Statement in Support of Fyffe Reclassification of Zoning Request” (report attached). Town Engineer Strong read his report. He stated that the population changes from the last zoning review in 2014 is 390 persons and with the additional population of 368 when the approved subdivision construction is completed. This make a total of approximately 758 persons based on the 3.2 persons per household. He also reported, with the exception for water/sewer capacity and stormwater manager, no additional stress to public facilities is anticipated. Consideration for water/sewer usage would need to be considered at the time of application. There are no issues of fragmentation of the traffic patterns based on the current structures in place. It is anticipated that with the completion of Westerly Grove that an additional 232 vehicle trips per day may occur along West Willard Road. The surrounding properties in the front and north of the areas are zoned Commercial. The properties to the west are zoned residential (backyards of Stoney Springs) and the St. Peter’s Church.

Commissioner Radigan made a motion to recommend to the Commissioners that the Fyffe property located at 17606 West Willard Road be rezoned to PCOMM from P3/4. Commissioner Tims seconded. Vote 4-0

Jamison Lockbox – Robert Jamison and a representative from CAS Engineering presented a proposal from mini-storage buildings for be built behind the real estate office at 19939 Fisher Avenue. He knows that this would require a Special Exception but wanted to have the Planning Commission comments before he spends a lot of money. He stated that it is a needed use in Town. That that cottage located on the adjoining property be used as an office/resident, that they would be demolishing the white building located on Elgin Road. Concerns were the Historical District and the character of the Town. Suggested that the residents be polled regarding the need for this project.

Wastewater Capacity Report – (Attached). Town Engineer gave the report that is due to Maryland Department of the Environment by the end of January. Commissioner Radigan motioned to recommend to the Commissioners to approve the Wastewater Capacity Report. Seconded by Commissioner Leichliter. Vote 4-0

Old Business:

Jennifer Beaulieu was asked to attend this meeting by Town Attorney Gullo. Ms. Beaulieu’s attorney Roger Hayden was also in attendance. Comments given were: Commissioner Radigan wants to see more forest conservation kept it place. Commissioner Tims discussed the conservation easement held by the Town that was in place when the zoning was changed that it did not disappear and that it would have to be released by the Commissioners in the formal way. Commissioner Bupp suggested that she provide the right type of screening and broaden the strip on the southern boundary. Mr. Highfill, and adjoining property owner, would like to see the forest conservation area be kept to at least 100 feet on the southern side. The general plan is to shift Lot 1 driveway away from the southern boundary, develop enhancing buffer, add additional planting and come back to the Planning Commission.

Charles Jamison commented that he was in support of the Beaulieu plan.

ADJOURNMENT:

Commissioner Tims motioned to adjourn. Seconded by Commissioner Radigan. Vote 4-0