

MINUTES
PLANNING COMMISSION OF POOLESVILLE
DECEMBER 16, 2020

CALL TO ORDER:

Chairman Bupp called the meeting to order at 7:00 p.m. All Commissioners were in attendance, as well as Town Manger Rivard, Town Engineer Strong and Town Attorney Gullo. Note newly appointed Commissioner Lexie Huber was in attendance.

APPROVAL OF MINUTES:

Commissioner Radigan moved to approve minutes of November 12, 2020. Seconded by Commissioner Leichliter. Motion carried 4-5.

ANNOUNCEMENTS:

Chairman Bupp called upon Commissioner Radigan to announce the Board of Commissioners appointment of Lexie Huber to the Planning Commission.

Public Comment:

Mr. Bob Pierce read a statement, which he will provide to the Planning Commission, regarding the proposed Bricken Property development.

NEW BUSINESS:

Preliminary Site Plan Application – Pond View Resubdivision of Outlook B – 1 lot subdivision – 19101 Fisher Avenue.

Town Manager Rivard gave an overview of the preliminary plan application which is consistent with the prior approved sketch plan. He indicated that the staff recommendation was for approval. After discussion, Commissioner Schramm made a motion to approve the preliminary plan which was seconded by Commissioner Radigan. Motion carried 5-0.

Waiver of Open Space Required and/or Fee in-lieu of Open Space – Pond View Resubdivision – 19101 Fisher Avenue.

Town Manager Rivard gave an explanation of the wavier request submitted by the owner. The owner, Mr. Hartz, was present and gave comment to the Planning Commission. After much discussion, Commissioner Radigan made a motion to deny the waiver request which was seconded by Commissioner Leichliter. Motion carried 4-1 with Commissioner Schramm opposed.

Concept Plan Application – Fishpool LLC – The Willard Project – 19825 Fisher Avenue

Town Manager Rivard gave an overview of the newly submitted project which proposes 62 new homes and keeping the existing home on the property for a total of 63 homes. This project requests the use of the Community Village Overlay Zone thus the Planning Commission is requested to make a recommendation to the Commissioners on the matter. The project team, including the owner Bill Willard, land attorney Jim Clifford, Engineer Dave Edger and Geoffrey Cinicero, were present for a detailed presentation and discussion. The presentation included several slides and graphics which showed the concept of the design which grew from the tremendous community outreach which was undertaken by the design team. After discussion of the project and agreement by the Planning Commission that this submission far exceeded the last one for this property, Commissioner Schramm made a motion to recommend to the Board of Commissioners that the Community Village Overlay be granted to this property. This motion was seconded by Commissioner Radigan and carried 5-0.

It should be noted that during this presentation Town Manager Rivard was asked questions and gave information relating to the Town's Inflow and Infiltration issues and the potential solutions being examined related thereto.

Concept Plan Application – Bricken Property – Charles Jamison Inc – Intersection of W. Willard Road and Westerly Road

Town Manager Rivard gave the background on this project which proposes the construction of 74 homes. The owner's representatives Josh Maisel and David McKee were present to answer questions on the project. Commissioner Radigan stated that more information was needed by the Commissioner regarding the I/I issue previously discussed. The Commissioner gave feedback and comment on the plan and indicated that the matter would be again discussed at their next meeting.

ADJOURNMENT

A motion to adjourn was made by Commissioner Schramm and seconded by Commissioner Radigan. Motion passed 5-0 at 10:30.