

EMMITSBURG PLANNING COMMISSION MEETING MINUTES: Nov. 24, 2014

IN ATTENDANCE: Pat Boyle, John Howard, Keith Suerdieck, Steve Starliper, Cliff Sweeney. Joyce Rosensteel was out of town, so unable to attend this meeting.

STAFF: Sue Cipperly

Meeting was called to order at 7:30 PM by Chairperson Boyle.

Pledge of Allegiance.

OPENING STATEMENT: Chairperson Boyle offered his best wishes for Thanksgiving and safe travels to all.

DISPOSITION OF MINUTES: Disposition of Oct. 27, 2014 minutes.

Motion to approve minutes of October 27, 2014 was placed by Steve Starliper and a second provided by Cliff Sweeney.

Motion was passed unanimously by those present.

OLD BUSINESS: NONE

NEW BUSINESS: 1 ITEM

Referral by Town Board of Commissioners Ordinance No. 14-14 Cluster Developments

DISCUSSION: Staff provided a review of the review of the ordinance and provided a Power point presentation on Cluster Developments. This presentation provided examples of existing cluster developments and there environmental and economic advantages.

DISCUSSION: Following the presentation there was considerable discussion and comment by Planning Commission members. Some topics addressed included:

Maintenance of Open Spaces and trails/paths and recreational facilities by HOA's.

Ownership of Open Space, discussion of dedication of open space/trails/recreation facilities to local municipal entity for Public Park, or to a nonprofit group that specialize in conservation.

Accessibility Standards for Trails/Paths.

Timing of the construction of recreational facilities/trails/paths/additional parking during the development of the property and enforcement of standards for construction and maintenance of such facilities.

Parking: Discussion concerning the number of allocated parking spaces, additional parking spaces and satellite parking facilities. Minor street parking should be limited to one side parking only.

Impact Fees: Would impact fees be adjusted for use of the cluster development concept.

How the ordinance would be applied in currently residential zoning, or areas that annexed into the town in the future.

Could a developer under existing town ordinance do a cluster development project? Has a PUD ever been constructed in Emmitsburg, could a PUD be a Cluster Development?

What is the percentage of open space to be maintained in a cluster development, is it a standard amount? Minimums should be established in the ordinance.

Discussion over whether this ordinance should be "preferred" or "required" method of development. If preferred what negotiating tools does the town have to encourage use of cluster development.

At the conclusion of this discussion it was decided that Staff would research some of the questions/comments made and this item would return to the January meeting agenda.

PUBLIC COMMENT: NONE

AGENDA ITEMS: January, 2015 Meeting: Continued Review of the Open Space/Cluster Subdivision Ordinance.

MEETING WAS ADJOURNED AT 8:42 pm.

Submitted by: John Howard.