

Town of Emmitsburg Planning Commission Minutes of Feb. 28, 2022

Present: Mark Long (Chair), Kevin Hagan (Vice-Chair), Amy Boehman-Pollitt (Secretary), Glenn Blanchard, Joe Ritz (Town Commissioner Liaison)

Absent: Terri Ray (Alternate)

Staff Present: Zach Gulden (Town Planner) & Amy Naill (Code Enforcement Officer)

Meeting was called to order by the Chair at 7pm.

Opening

Review and Approval of Minutes for Jan. 31, 2022

- a. Motion to Approve by: Mr. Ritz
- b. Second by: Vice-Chair Hagan
- c. Approved: All voted members voted aye

Public Comment: None

Old Business: None

New Business:

1. Emmitsburg East Industrial Park II, Final Forest Conservation Plan, File No. 2022-01
 - a. Motion to approve Final Forest Conservation Plan with 17 conditions as outlined in the staff memo made by Vice-Chair Hagan
 - b. Second by Mr. Blanchard
 - c. All members voted aye.
 - d. Motion passed.
2. Emmitsburg East Industrial Park II, Final Subdivision Plat for Combined Lots 7 & 8 and Remainder, File No. 2022-02
 - a. Mr. Gulden stated that since there is a Property Owner's Association already, it is not needed as a condition.
 - b. Motion made by Mr. Ritz to approve Final Subdivision Plat for Combined Lots 7 & 8 and Remainder with 11 conditions as outlined in the staff memo.
 - c. Second by Mr. Blanchard
 - d. All members voted aye
 - e. Motion passed
3. Village Liquors & Plaza Inn, Corrected Site Plan, File No. 2022-03
 - a. Mr. Gulden recommended approval.
 - b. Pradeep Saini stated that the bank requested that the name of the business include the word "hostel" since it is a more accurate reflection of renting rooms for an extended period of time. Pradeep will provide the exact definition to the town.
 - c. Mr. Gulden stated that if they add to existing zoning amendment, they can make the changes without incurring additional fees
 - d. Motion to approve Village Liquors & Inn Corrected Site Plan with 16 conditions as outlined in the staff memo 4made by Vice-Chair Hagan
 - e. Second by Mr. Ritz

- f. All members voted aye.
4. Village Liquors & Plaza Inn, Corrected Improvement Plat, File No. 2022-04
 - a. Mr. Gulden recommended approval.
 - b. Chair Long stated that he was happy to see that the plan included electric charging stations and suggested additional ones could be considered for future spots.
 - c. Motion to approve Village Liquors & Plaza Inn, Corrected Improvement Plat, with 19 conditions as outlined in the staff memo made by Mr. Ritz.
 - d. Second by Mr. Blanchard.
 - e. All members voted aye.
 5. Other Business
 - a. Mr. Blanchard asked for an update on Rutter's. Mr. Gulden stated that the waste water connections were being finished and the building should be completed by late summer 2022.
 6. Motion to adjourn by Mr. Blanchard
 - a. Second by Mr. Ritz
 - b. Meeting adjourned