

Town of Emmitsburg Planning Commission Meeting Minutes of December 9, 2021.

Attendance: Mark Long-Chair, Glenn Blanchard-Secretary, Bernard Franklin, Kevin Hagan, Joe Ritz-Commissioner Liaison

Absent: Joyce Rosensteel.

Staff: Zachary Gulden, Town Planner

1. **Call to order:**

The meeting was called to order at 7:00.

2. **Opening:**

The pledge of allegiance was held.

3. **Review and approval of minutes.**

October 25, 2021

The minutes were approved unanimously.

4. **Public Comment:**

There were no public comments.

5. **Review and consideration of Agenda Items:**

A. Old Business

None.

B. New Business

1. Section Three, Lot 5 & Residue Lot 4 for Silo Hill

Final Subdivision Plat

File No. 2021-17

A motion was made by Commissioner Joe Ritz to approve the Final Subdivision Plat of section Three, Lot 5 & Residue Lot 4 for Silo Hill with the following conditions:

1. Provide the primary control points or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred in accordance with Town Code §16.28.020.B.4.
2. The previously approved Village Liquors & Plaza Inn site plan and improvement plat shall become void upon the recording of this final subdivision plat. The site plan, including landscape and lighting plans, and improvement plat shall be resubmitted for Planning Commission approval. The plans shall be updated based on this subdivision, and all setbacks shall be met for all proposed structures. The lighting plan shall include an overall site plan with photometrics

that shows glare or direct illumination does not exceed 1 foot-candle beyond the new property line in accordance with §17.08.230.A.5.

3. The developer shall prepare and record the proposed access deed of easement.
4. The developer shall execute and record the drainage, utility, and sewer deed of easement, which is to be prepared by the Town.
5. The applicant shall provide the Town 2x paper and 1x PDF copies of the fully executed plat in accordance with Town Code §16.20.020.I.
6. The developer shall pay such fees that are charged from time to time by the Town of Emmitsburg for further reviews or permits as may be required concerning the proposed development.

The motion was seconded by Kevin Hagan. The motion was approved unanimously 5-0.

6. **Other Business:**

The next meeting is scheduled for Jan the 31st.

7. **Adjournment:**

The meeting was adjourned at 7:30.