

**Town of Emmitsburg Planning Commission Meeting Minutes of April 26, 2021, 7:30 p.m.**

**Attending by Zoom Call:** Glenn Blanchard-Secretary, Bernard Franklin, Ph.D, Joe Ritz-Town Commissioner Liaison

**Absent:** Mark Long-Chair, Joyce Rosensteel-Vice-Chair

**Staff:** Zachary Gulden, Town Planner

**1. Call to Order**

The meeting was called to order by Secretary Glenn Blanchard at 7:34.

**2. Opening**

Pledge of Allegiance

**3. Review and Approval of Minutes**

- March 29, 2021
- A motion was made to approve the minutes by Bernard Franklin, and seconded by Joe Ritz. The minutes were unanimously approved 3-0.

**4. Public Comment**

There were no public comments.

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

**A. Old Business**

1. Irishtown Road  
Corrected Improvement Plat  
File No. 2021-03

A motion was made by Bernard Franklin and seconded by Commissioner Joe Ritz. The motion was made to conditionally approve the Irishtown Road Corrected Improvement Plat with the following conditions:

1. The Mayor and Board of Commissioners approved the Irishtown Road closure plan on December 8, 2020. The applicant shall:
  - A. Provide the proposed street closure and detour plan to MDOT/SHA and Frederick County for review and comment. State and County comments shall be provided to the Town for consideration before issuing a street closure permit.

- B. Obtain a street closure permit from the Town, and pay the associated fees in accordance with Town Code Chapter 12.22.
2. Page 1 General Note #1 shall be corrected. Property addresses shall be posted in accordance with Town Code §15.08.010 – Premise identification.
3. The proposed 10' landscaping easement throughout Lots 1 – 19 and temporary revertible grading easement throughout Lots 1 & 2 shall be prepared and recorded at the office of the Clerk of Court in accordance with Town Code §16.08.010. A copy of the document and recording receipt shall be provided to the Town.
4. A letter of credit / bond, guaranteeing installation of the improvements, shall be provided to the Town in accordance with Town Code §16.12.040.F. The letter of credit / bond shall include the future curb, gutter, sidewalk, and ADA ramp along Lot 1, and removal of asphalt and replacement with concrete for the curb, gutter, sidewalk, and driveway apron along Lots 1 & 2.
5. There is no street right-of-way (ROW) on the Purtell property. The applicant shall obtain a 25' ROW & revertible grading easements on the Purtell property before constructing the road improvements in accordance with Town Code §16.16.030.P.
6. Each utility shall submit a plan for installation of their underground utilities to the Town for review and approval prior to beginning construction in accordance with Town Code §16.20.020.J.
7. A Roadside Tree Permit is required before planting of the street trees per the Maryland Department of Natural Resources Forest Service.
8. No parking signs shall be re-added to the plan on the eastern side of Irishtown in accordance with the previous approved Improvement Plat.

The motion was passed unanimously. 3-0

## **B. New Business**

### **6. Other Business**

A discussion was made by the members of the planning commission concerning the brightness of lights along Irishtown road. The discussion concerned the possibility of adjusting the lights so the level of brightness could be controlled. The next meeting has been scheduled for Monday, May the 24th.

### **7. Adjournment**

The meeting was adjourned at 8:20.