

The regular meeting of the Thurmont Planning and Zoning Commission was held on Thursday, June 23, 2005 at 7:30 p.m. Present were: John Ford, Chairman; Commissioner Muth; John Kinnaird, Randy Cubbedge; Denis Supercynski; Rick May and Jim Brown.

Mr. Ford welcomed everyone to the June Meeting of the Thurmont Planning and Zoning Commission. He stated the first item on the agenda is the approval of the April meeting minutes. Mr. Kinnaird made a motion for the minutes to be approved as presented. Mr. Cubbedge seconded the motion. Vote – all for. Motion carried. Next was the approval of the May meeting minutes. Mr. Cubbedge made a motion for the minutes to be approved as presented. Mr. Kinnaird seconded the motion. Vote – all for. Motion carried. Then Mr. Ford turned the meeting over to Mr. May to present the Zoning Inspector's Report in Mr. Brown's absence.

Mr. May stated, "There were twenty three (23) Zoning Certificates issued from May 24th 2005 to June 22nd 2005 for three (3) residential additions and twenty (20) residential accessory uses. One hundred thirty (130) Zoning Certificates have been issued as of June 22nd Compared to one hundred forty eight (148) for the same period in 2004. Zoning Certificates have been issued for twenty nine (29) single family dwelling units thus far in 2005 compared to seven (7) for the same time in 2004."

Mr. Ford stated the next agenda item was the discussion of the Master Plan he turned the meeting over to Mr. Supercynski.

Mr. Supercynski stated, "What I gave you tonight amounts to the notes that I bring for my self to these meetings and today I just realized just give them to you because it's not like I'm writing in code or anything like that. If you go to #4 on there it says Master Plan Update this is just to sort of give you an update on where we are in terms of the actual document it's self. John Dimitriou is helping us out with this and he's doing the data update he's going back and looking at the information that would be...update as well as any kind of new information that we can pull it together. It's basically updating land use tables activity since the last Master Plan he's also going to put together some mapping and illustrations for the plan as well. Hopefully we can have an image either a photograph or an illustration every few pages in the report it just makes it easier to read, it breaks it up a little bit and we can convey some of the information with a photograph better than we can talking about it. I don't know how many times I've started off Master Plans talking about the scenic beauty of the...you know picture it becomes very clear immediately what you're talking about. So we'll do that and John's background architecture will help us out in terms of illustrating some of the points which we start talking about some of the main street issues as well as any of the issues that we need to think about in terms of graphically or visually. He'll also be basically conducting the business survey. I think we're going to do a combination phone and written survey to the business community and then what we'll do is we'll then take that information and come back to the Planning and Commission and decide were to go from there in terms of doing any other kind of public out reach to the business community with that information. Also looking now just for the fall in terms of out reach to the schools we talked about it last time when we were talking about the Master Plan survey of providing the survey to at

least a classroom at the high school and it would be I think useful to engage any of the schools locally that will participate or are willing to do it even from the since of talking about art work from the students something as simple as you know illustrating what the Thurmont of the future will look like. Any thing that we could use to integrate graphics back into the plan, engage the kids in thinking about the future of the town but let them know that it doesn't just automatically happen that there's actually a process that people actually have to make decisions in order for things to occur and that the result of your decisions actually end up being in the town that they live in and the regions... so if anybody has direct connections to the school district in terms of family, friends or teachers or administrators whatever the case maybe let me know or give me a call and I'll have a friendly hopefully receptive voice on the other end."

Commissioner Muth stated, "I can answer that now one of the Assistant Principals lives a couple doors up from me of the High School."

Mr. Supercynski stated, "From my past experience the high schools always been...it's a little bit easier to do the high school work than it is the elementary school because of sort of integrating it through existing curriculum so in terms of the survey what I handed out tonight is just a quick update from last time we made a few relatively small changes in the document so this is sort of a final, final chance I guess to respond to any of the significant alterations from last time. There's only four of them so I'll just run through them quickly. On page 2 at the bottom of the page question 11 was...the growth boundary line, municipal growth boundary and there was a comment about the question that we didn't we set sort of a time frame on that and that we should probably pull the question in so that people were aware of it when we talked about never going over the municipal growth boundary we meant basically for the life of the plan not forever and ever and ever so hopefully that wording is a little more clearer than it was before. Basically should the town draw a new growth boundary line beyond which new town growth should not be allowed to occur during the life of the Master Plan. If any body can think of a better way to phrase that I'll..."

Mr. Ford stated, "Master Plan is for 20 years?"

Mr. Supercynski stated, "I'd say yeah, 20 years is on the far end of it. It's not like one of these things where..."

Mr. Ford stated, "It's updated every 5 but it's a 20 year life."

Mr. Supercynski stated, "Right you're looking out...you're looking forward 20 years I guess in a best case scenario."

Mr. Cubbedge stated, "Would help to put in parentheses 20 years?"

Mr. Supercynski stated, "Yeah that's a great idea."

Mr. Kinnaird stated, "But then again these aren't..."

Mr. Supercynski stated, "I'll probably give a range I'll probably say like 5 to 20 years because realistically that's what you're looking at and you certainly can amend it pretty much any time you want."

Commissioner Muth stated, "And the Board of Commissioners can ignore it as they have in past."

Mr. Kinnaird stated, "That's right this is only just to get peoples feelings about it. This isn't setting an absolute policy is it?"

Mr. Supercynski stated, "It is not."

Commissioner Muth stated, "I wouldn't expect that this Board of Commissioners would ignore it."

Mr. Supercynski stated, "Obviously in terms of an annexation the County hang things up in terms of if there's something really inconsistent. Page 5 we had the discussion about the water park/swimming pool. I've added swimming pool as a separate item that way folks can say yeah or nay on that one instead of combining it with water park since I think they are sort of exclusive things and I did specifically say town operated on the water park and the swimming pool I left it open so that we're not necessarily saying it has to be something that the town has to maintain since that might not be physically responsible. And on page 6 question 24 our Chairman will be happy to know that we have maintained cross country skiing in the list. I think that was the only item up there. Question 25 on page 7 there was a couple items there one was under service or facility I had added park administration and maintenance maybe somebody else added that I just typed it in but anyway that change was made also under recycling it's become just flat recycling as opposed to leaf and grass clippings and I think that's perhaps it other than question 31 which was the map just we'll have John's map now in color so we'll looking at the printing cost on that and I'm sure it will be absolutely fine to do it in color and it should make it easier for folks to read. I'll probably also add a sentence about you know if you're not clear from the map where you live take a guess at it."

Commissioner Muth stated, "A quick comment I would suggest that we change question 31 to question 32 so that we don't have it twice."

Mr. Supercynski stated, "That's a good point. I rearranged it, it was the second to last question was how do you like living in Thurmont I flipped that around. And as I mention last time with laying this out in a page layout program you can certainly get it down to 8 pages and two sided would be 4 pieces of paper so...I got about half way through doing the page layout and I'm not going to be able to get it down probably any lower than that with the map and with the open ended questions and the tables."

Mr. Kinnaird stated, "Are you going to do a cover letter for it?"

Mr. Supercynski stated, "Yeah."

Mr. Kinnaird stated, "Maybe you could just put the map on the back of the cover letters. Leave it out of the booklet itself and that would give you almost half of the page."

Mr. Supercynski stated, "That's true, I'm going to look at doing the most compressed way we can possible do it. So if we end up with a odd number I try to crank it down to a even number so that we can do front and back and so what would likely happen in that scenario is have the cover letter on the front and then the last question which would include the map and the open ended question about what changes would you make would end up on the back."

Mr. Kinnaird stated, "Okay I thought maybe the cover letter would be a separate piece but you're actually talking about incorporating it in."

Mr. Supercynski stated, "Only if we can save on the printing. If it's no difference...typically when we do the insertions into the envelope the front cover letter is folded separately so folks pull that out the survey is a separate form. If the folding and the printing of the separate page leaves us with an extra blank I think it might be better to combine it but we'll just compare it and if there's not a significant amount of difference in the cost then lets do them separately. I think that was it and again if anybody has any substantial or issues about the questioning let me know soon and I'll go ahead and make those last changes."

Mr. Ford stated, "What would be the scheduling for it?"

Mr. Supercynski stated, "We'll get a quote, we'll meet with Mr. Smith and other printers and try to get a quote on the prices and the options and then at some point I'll go back...Rick and I will probably be doing this and at some point I guess we'll go back to you...if there is any decision that needs to be made in term that would really drastically call for the way this thing appears we'll come back to the Planning Commission otherwise the group of the three of you we had meet to work on this thing separately we'll probably just run it by the three of you to make sure everything is kosher."

Mr. Ford stated, "I guess it would have to go to the Commissioners for the expenditures."

Commissioner Muth stated, "No, there's money in Planning Commission budget isn't there Mr. May?"

Mr. May stated, "Yes, it depends on how much it winds up being. There should be enough in the...part of the Planning budget to take care of it."

Mr. Ford stated, "You've done a super job."

Mr. Supercynski stated, "It's a good survey, I can't wait to get into it."

Commissioner Muth stated, "How many responses do we need for it to be significant?"

Mr. Supercynski stated, "10% would give you a good...I think you could fairly say if you got 10% response that you'd have a good sampling of the town. Now I don't know if I told you this last time we're shooting for like quarter to a third because then it's really hard for anybody to argue. The problem is that statistically you get 10% you've got a good statistical sample. I think you can make the argument you know even an opinion survey the science backs you up that you got to represent the sampling. The problem is that not everybody buys into statistical sampling as philosophical or scientifically so you want to get as many as you can. We talked about different ways of increasing the number. One was making extra copies available so we had those extra copies for house holds that wanted an extra survey form. We could do PDF's and have an on line one we can...I've used the drop off boxes in the public places to as another alert to folks that there is a survey out there and I found that to be useful and again I'll approach like the Post Office again. I had some problems since 9/11 leaving cardboard boxes in post office but a couple have let me do it. A couple post offices have let me do it. But even at like drug store, grocery store they're usually good about letting you keep a box there that has a little notice and people can drop they're completed forms there and it saves the town on postage. We'll do the postage in a way that we're not sending out stamps on envelopes we'll do that this year so we're only charged for the ones that get mailed back and it saves some money doing it that way and obviously people won't have to put their own postage on which really drastically reduces it and then I think we had spoken about this two meetings ago. Depending on the results if we get survey results that are really poor then we'll come back and we'll think about a different way to go about getting some of the information from folks but I think it might be...I'm betting on a 25% return. The next note on there is regarding the first public meeting I suggest and we can talk about this but I suggest that maybe just have your first meeting however you want to set it up as an informational session as a part of your regular meeting however you want to do it but just have it set up to talk about the results of the survey and sort of feed it back to folks this is what you've said so that there's a it's not going to be immediate but while it's still fresh in peoples minds they know you've received the information and see the Planning Commission is actually doing something with it and we talked about last time doing a short cable TV segment and John you missed out in this conversation but what we're going to do is do a segment on planning in general, try not to make it too dry just to explain what the Master Plan is, what it does, how it effects your home, your life explicitly to help define the questions that we think people might have a problem with which would be municipal grow boundary line so it would give me an opportunity to show some of the history of that and what it does and what it can do and then the other one was the demolition by neglect. I felt there was another opportunity there to sort of talk about that in a way that might flush that question out and I had marked up I think 6 question that I thought could use the better explanation so I've got an outline for that and thought we could do something like 15 to 20 minutes that would be watch able for folks."

Mr. Ford stated, "Where will you do it, will you do it right here and then..."

Mr. Supercynski stated, "If we can we'll just figure out who it is we need to coordinate with I've done it a lot before so I sort of have an outline in my head of how to go about it."

Commissioner Muth stated, "You'd want to just tape it right here and just play the tape."

Mr. Supercynski stated, "We'll do a live taping and if we can after the fact sort of through in some images either slides, digital slides I don't know what the capabilities of the local cable access are."

Mr. Kinnaird stated, "Well that's easy enough to do we take that and do it on a DVD we can stick images in wherever we want to."

Mr. Supercynski stated, "Okay because then opens it up to be able to do 2 or 3 power point slides as well which will be useful as well as images because I think it will make it a little more..."

Mr. Ford stated, "If you're discussing the maximum growth boundary you really want to show people."

Mr. Supercynski stated, "Yeah."

Mr. Kinnaird stated, "Again we can certainly do some large display boards and we can zoom in on those while you're talking."

Mr. Supercynski stated, "The signs are helpful so that it's not just a talking head at all times. We have some folks at the court house that have some studio capabilities so I'll have a conversation with them about what they... I don't what they're accessibility is they're in a room the doors always closed and I see them come out to go to the bathroom and eat. They're always in there in a dark room when the Commissioners are on TV so I never get a chance to see them but I will have the discussion with them to see what we can do."

Commissioner Muth stated, "Are you going to load all this data into a data base from the survey or..."

Mr. Supercynski stated, "Yeah."

Commissioner Muth stated, "So that you'll be able to query the data base."

Mr. Supercynski stated, "Yeah."

Commissioner Muth stated, "You got that all written, that data base written?"

Mr. Supercynski stated, “No, after the meeting I’ll discuss with you some of the past history of doing the data process. I got a couple different ways of possibly doing it but I want to be able to quickly get frequency data since that’s going to be the most...that’s what everybody wants to know immediately how many people responded this way and then after that in terms of querying sort of subgroups from the data of all the people who lived in this neighborhood who...that actually gives you interesting fun stuff for discussion and that will give us a good head start going into the public meetings as well because we’ll be able have information sort of front loaded for folks to talk about it we’ll know immediately what the provisions are and where people are sort of hanging together in terms of their ...”

Mr. Cubbedge stated, “So we’re looking at this survey going out in August?”

Mr. Supercynski stated, “We’ll see what we can get from the printer in terms of the mailing and getting it out but I’d really like to stick to a September public release of the data when folks are coming back into their...”

Mr. Cubbedge stated, “How long are we going to try...the mailing goes out what are we looking at for a timeline for our return to begin collecting...”

Mr. Supercynski stated, “Once it arrives in peoples mail boxes I don’t like to have any time greater than say 2 weeks. Most people either do it right when they get it or they’re not going to do it at all and if you give people to big of a window especially in the summer if I see something that says August I’m like...”

Mr. Cubbedge stated, “My suggestion that we wait until...shot to hand the survey out the first week of September once school is back in session when everybody is back home from vacation. August is a pretty good month for people being out of the area.”

Mr. Supercynski stated, “The turnaround on getting the data I got to get...the data so we can turn something around fast and get it...I think that kind of a time table would be fine. If we’re getting things back in the middle of September I’d be looking at a October meeting to be able to get things put together and make some charts and whatever else we need to do but if that time table works and that’s perfectly fine in terms of the other work that’s being done because as we’re updating the content of the document in terms of the data...as soon as we get some direction from folks you guys have that first release of the survey information we can jump right into doing the workshops and I that would be your next step to sort of getting peoples...want to hear people, what they have to say. Summer isn’t a good time to do the meetings at all but...I had one survey that went out just after the 4th of July about 4 years ago we got a really good return on that. That was approaching 30% and that shocked me we didn’t have any choice on that we had fiscal year. Is there anything else on the Master Plan...is there anything we can do doing the summer...while we’re doing the data update is there anything you guys are interesting in doing, hearing about, discussing is there something that I can do while we’re slugging through that?”

Mr. May stated, "I would like to suggest if you could Denis would be to provide us with some general information on the Comprehensive Rezoning as part of this process so that everyone understands how that works and I know there is some new folks here that may not understand that so that everyone's clear because I'm sure there will be some people coming in and asking for a comprehensive rezoning, there always is. That's just one little thing that we could get out that might help."

Mr. Ford stated, "Are there certain requirements about publicizing that..."

Mr. May stated, "The rezoning?"

Mr. Ford stated, "To make people aware that..."

Mr. May stated, "Yes, we would need to get something out but I'm suggesting that we get the information to the commission first and then maybe establish a time line for when you...normally I think you would have that during the meetings with the public and you would publicize that if you have things you want to have included...we're going to have open houses for a lack of a better term."

Mr. Supercynski stated, "The way the County has been doing it I think is actually pretty fair. They put together a form, basically an application form to request a rezoning on your property and that works out pretty well and they give a sort of a window of opportunity of time for folks to be able to submit within that time period and we can talk about whether it's appropriate to do it in the same way but typically the County has been going in to the comprehensive rezoning after certain...the elements of the plan have sort of been laid out so after you more or less have a vision for what you're doing you would generally...then you go into a comprehensive rezoning then because then people really just turn at that point and start thinking about the zoning as opposed to sort of wrapping up the plan. So I sort of look at it as something that comes in maybe about three quarters of the way in to the process and wraps itself up concurrently with the Master Plan update."

Commissioner Muth stated, "In the comprehensive rezoning, I hope I remember this, but that's when you can just come in and request it and you could be granted without meeting either the two criteria's."

Mr. Supercynski stated, "The change or mistake...basically what you're saying is every so often it makes sense to take a comprehensive look at the zoning in the town to implement what your saying in the Master Plan and there's a good argument to be made that when you got that Master Plan opened up the patients on the table go ahead and do what you need to do in terms of the zoning to implement the ideas you have in the plan and that also gives the individual landowners the chance to come forward as well as well as the commission and there could be items coming out of the Master Plan that talk about new ways of looking at the zoning districts either adding districts or combining them or changing the character in some way so it really does make sense to follow up the Master Planning process with that Comprehensive Rezoning plus it's fresh in everybody's mind

you don't create a brand new process you sort of...it sort of becomes a part of the Master Plan process and there are good arguments for separating them to but I think it makes since in this case to go ahead and do the comprehensive rezoning at the same time."

Commissioner Muth stated, "Can the Planning Commission change zoning on a property without the property owners consent?"

Mr. Supercynski stated, "During a comprehensive rezoning that's your opportunity that you can change all the zoning districts, you can change the map, you can change the content and the context for the district regulations, the uses. That's where you got things opened up and I think that that's the best arguments for doing all that work at the same time."

Commissioner Muth stated, "I'm not suggesting that we...but you can change for instance an R-5 to an Agricultural?"

Mr. Supercynski stated, "Let me check in terms of the radical changes okay."

Mr. May stated, "Right I'm not sure about that I think there has to be some..."

Commissioner Muth stated, "Put an R-2 to an R-1 or something like that..."

Mr. May stated, "That could happen but what happens then is you have to be careful of what's going on because you create a lot of nonconforming uses so you need to..."

Commissioner Muth stated, "Right."

Mr. Kinnaird stated, "Will be hearing these issues on a case by case...if property owners come in and want their properties rezoned will be hearing that on an individual basis?"

Mr. Supercynski stated, "The way it's been done and again I'm just speaking a few months here. I think you guys have some leeway on how you want to go forward with it but in our region plans essentially if it's setting up a time when everything is presented at the same time and you can then sort of go through each of the applicants at once but it's sort of a process I guess. It's not like sitting up okay Tuesday night we're going to hear these two and then Wednesday we hear...it's basically a single event, the process, the changes and to go through the process."

Mr. Ford stated, "But you would consider each individual requested change."

Mr. Supercynski stated, "I don't know if that's the legal requirement but that's the way the County's been handling it up until now because each one really ends up being its own set of issues. In terms of the zoning you promulgate or the changes that you promulgate as the Planning Commission I'll have to go back and...just make sure that I'm on solid ground in terms of the changes. On the one hand you don't want to be locked in for the

history of the municipality into the existing uses all the time. There are certainly times when you want to move away from a certain use in a certain place and change it both adding additional intensity or removing it so just let me double check on the legality of doing it when you do the comprehensive rezoning. My memory is that you can do extensive work to the zoning bylaw, the zoning ordinance, the zoning map when you're doing the comprehensive rezoning the limiting factor comes in the annexations and when you're doing the change in mistake or piecemeal zonings in between the windows of opportunity that occur when you redo your Master Plan."

Mr. Ford stated, "I would think though if we did change some existing zoning there would have to be a rational. In other words you couldn't just say we'll I prefer this you would have to have a basis."

Mr. Supercynski stated, "You're rational is going to be the Master Plan which is...again (tape change)..."

Mr. Cubbedge stated, "...this rezoning when it's presented to us we make the decision does that now then go forward to the Commissioners for final approval?"

Mr. May stated, "Right the decision you make will be a recommendation..."

Mr. Cubbedge stated, "A recommendation to so even though we might recommend here the petition, agree upon it, we're just presenting it as a recommendation to the commissioners who then still have the final support, authority."

Mr. Ford stated, "The whole Master Plan is approved by the Commissioners which would include whatever comprehensive rezoning we recommend."

Commissioner Muth stated, "In the past the idea of mixed zoning or zoning overlays has come up would this be the time to look at it, bring it up again?"

Mr. Supercynski stated, "Again while you have everything open I think this is the time... and certainly in the Master Plan it's time to consider it on a conceptual basis and if you do the work while we're doing the Master Plan deeply and comprehensively enough to be able to say that we have a idea for an overlay district for instance then it should be applied in this way. Certainly it's time to do it. The hang up might be in text. If you huge text amendments that have to go forward there's going to be limited...an odd limited time to put in to it if I'm also doing the comprehensive plan work but I would certainly hope that there would be something coming in the comprehensive..."

Commissioner Muth stated, "If that was a problem but we thought that in concept that it was a good idea we could certainly say in the Master Plan that in the event that the town approves this idea this is where we would apply it, this is where we think it would go."

Mr. Supercynski stated, "The Master Plan you're going to have one very important map that comes out of the Master Plan that's a future land use map. It's called land use

designation... basically what you're saying is for the life of the plan these are the land uses we want to see occurring at these specific places. You then take zoning and you use the zoning to make that land use happen in a way and in the pattern that you laid out in your plan so there might be things that come forward that are actually simple to do during the Master Planning process that we can actually do some quick changes to the Zoning Ordinance while we've got it open. There maybe proposals, you might set some time tables and say within two years we should look at the adoption of an overlay district venture it with the main street... whatever it might be. You don't have to do it all at once while you have this thing open. I guess the only hang up here is that you folks coming in for a zoning change for instance and they're looking to intensify the use on their property and it looks like they might be in a place that's recommended for a mixed use or a... whatever it might be whatever your layer might be at that point you're going to have to have this conversation with individual land owners during this process and say maybe you should wait twelve to eighteen months because we're considering doing this and that might be more appropriate fit for your property. So you're going to have some of those issues to raffle with. For the July meeting I'll do my legal homework."

Mr. Ford stated, "They are some interesting discussion items that..."

Commissioner Muth stated, "We need to talk about."

Mr. Supercynski stated, "(See attached discussion sheet.) The first one has came up over... I don't think we have an official application yet. It come up over the status of Sandy Spring Lane extended which is a portion of Sandy Spring Lane that occurs on the other side, the western side of Route 15 so I just wanted to make the Planning Commission aware that there is a potential for an application coming in that would effect that road and the portion of Sandy Spring Lane that occurs on the west side of U.S. 15 is actually maintained as part of U.S. 15 it's referred to U.S. 15... so it's one the that has the direct access right off of the road and obviously there was that part of town that was cut off when 15 was developed the way it was so because there is no official application I don't really want to talk specifically but I did want to make you aware that we're looking at a potential application where that would be a key part of the discussion and I'll be having another conversation with the State Highway folks just to clarify what their stance on this is. In terms of zoning issues I think it's going to be a fairly straight forward zoning issue but I guess I'm just bringing it up because it is sort of unique situation and looking at the map there maybe some other places in the town that have a similar kind of situation because of the highway cutting them up. It usually happens with railroad that's another classic example of sort of land locked or Simi landlocked parcels. This isn't a bad thing I just wanted to make you aware of it. The Thurmont Regional Library update if anybody is interested I have copies of the newest plot plan that they had drawn up in response to the setbacks issues we had gone over John at the last meeting. So they've redone the drawings and that apparently is now going to be processed if it hasn't already it will be ending up here soon and they're moving forward on that."

Mr. Kinnaird stated, "So there is basically no issue to that other than just rearranging the property line to accommodate the building that they're putting on the property?"

Mr. Supercynski stated, “To meet the setback requirements for the height and such and I meant to take a specific look in the C.I.P. to check on the budget for the library but everything does appear to be moving forward. The Thurmont Region Plan Update which is set to start later this year is still...the time table is still sort of a morphase on that but I keep...I’m continually reassured that it is going to start late 2000 so...”

Mr. Ford stated, “Are you going to be taking lead on that or is someone else?”

Mr. Supercynski stated, “Yes, and the thought within the office and certainly with me is to make sure that the town has weighed in with significant planning issues first in terms of your Master Plan update before we engage in a regional plan update so that we have a really good sense of what the town is looking at before we start to talk about the region rather than trying to work backwards and guess so the timing is actually really quite good here for doing this and the region plans in recent years the region plans that have been conducted by the County Planning Office have been running around two years in some cases a little bit longer so allowing any kind of movement that changes that kind of a time table we’re probably looking at two years to get through the Thurmont Region Plan and it will definitely have lots of public out reach. It involves direct mailing and lots of public opportunities to come out and talk about issues and certainly you folks and folks in Thurmont are more than welcome to come out and talk about the County’s future as well.”

Commissioner Muth stated, “Do you have any idea when Emmitsburg redid their Master Plan or when they’re planning on doing it?”

Mr. Supercynski stated, “There was an article in the paper probably a few weeks ago maybe a month ago that sounded like they were beginning to look at redoing the plan. I can’t remember what it was in relation to it may have been one of the annexation or one of those issues but they were talking about do it and recently I was in Gettysburg because the folks in Adams County are doing a update to their comprehensive plan and they invited us to come up and talk about some of the issues that we’re shared or the conflicts between and the Counties and the States and Emmitsburg was represented by Mr. Lucas and it sounded to me from the conversations that they were engaged in if not a formal update it sounds like he’s doing the work that would lead to that. I haven’t heard anything about a specific time table but I also haven’t talked to Mr. Lucas in the last few...but if both Thurmont and Emmitsburg were well on their way to updating their own Master Plans that would be wonderful that would really make things I think much easier in terms of doing the region...I get questions on a daily basis from folks who are immediately surrounding the Town Of Thurmont as well as folks in some of the...as well and I let them know that Thurmont is engaged in updating their Master Plan I also let them know that the region plan is coming up...”

Mr. Ford stated, “What’s the nature of the questions?”

Mr. Supercynski stated, “Typically they’re not hey I want to be part of Thurmont and when is the next annexation meeting, nothing like that. It’s more of just an interest in wanting to know where the town’s going and where the County’s going in terms of planning so that they don’t make real estate decisions to their detriment. I get all kinds of questions like I’m sure Rick gets but most of the question really want to know...the first question typically is what’s the town think about sort of fill in the blank so it would be really nice to have an updated Master Plan to say well on page 42...and then I just wrote this item on here it’s not on your copies but you’ve had a annual report, Jim’s been doing an annual report for the town collecting the building permits and all that and he walked through that with me probably about 3 months ago I sort of set it aside because one of the things was going through and finding the minor subdivision activity and our office is a little bit behind in filling the minor subdivision so there is these big stack of rolls...there’s big stacks of rolls I have to go through, thumb through to find all of that so as soon as I have that this month I’ll finish putting that report together so you’ll have the calendar year report which you’ll get it at the beginning of the fiscal year and in subsequent years I’ll make sure you get something in January or February.”

Mr. Ford stated, “That report is very helpful, I found it very helpful.”

Mr. May stated, “It’s a very helpful tool also to help answer questions, people want to see trends, they want to see...and so forth over the years and that’s been very useful. We really appreciate that.”

Mr. Supercynski stated, “You guys do all the number...I’m just collecting the report so there’s not a lot to it. In terms of sort of filling it together in this one I’ll sort of...the leading aim will be working towards the Master Plan update and it’s good because there is this nice record that goes back several years and not all the towns have that.”

Mr. May stated, “We’re also working...Becky’s working with the programmer to come up with a zoning permit program, tracking program so we should be...if you wanted to see additional data in there it should be easy to extract we’ll let you know what we can retrieve and how it could fit in but it may be helpful in providing some additional information. Not everyone wants the Master Plan okay, that Annual Report they really like to get a copy of that they really do.”

Mr. Supercynski stated, “My parents are getting savvy about this to they recently bought a house in Thurmont they move in Saturday and after our experiences in Gaithersburg back in the 70’s my dad actually ask about the Master Plan this time and he asked about building permit activity.”

Mr. Kinnaird stated, “And he move to Thurmont none the less (laughter).”

Mr. Supercynski stated, “I couldn’t talk him out of it.”(Laughter)

Mr. Kinnaird stated, “Well we welcome them to Thurmont.”

Mr. Supercynski stated, "Oh they're very excited. The last issue on here is the sign ordinance update I had given you sort of a rough outline last time and promised you a updated more fuller version of it which I don't have for you but on this piece of paper it does say that I'm committing to give you something the 21st with pictures so hold me to it. The other thing is I talked with John in our office about going out and measuring some of the signs in town currently so I wanted to check with you to see if anybody had done this on any kind of a level before. It just helps to be able...inevitably when we start talking about the signs somebody goes well is that like the banks and it's just nice to be able to say oh yeah that's 4' x 8' or whatever and without having to guess how many square feet it is I'm always amazed."

Mr. Kinnaird stated, "If we had what would you think?"

Mr. Supercynski stated, "I'd hug each and everyone of you."

Mr. Kinnaird stated, "We had it." (Laughter)

Mr. Supercynski stated, "So hopefully with that submission on the 21st I'll have some photographs and some measurements of actual signs, something to use as a touch point. Not every sign obviously in town. So if there are any signs you would like measured that I can reach or that I can make a reasonable estimate using trigonometry or something let me know and we'll go ahead and make sure we catch those. Of course all the ones that I sort of picked out are like really low to the ground, in the grass where I can just go over there with a tape measure."

Commissioner Muth stated, "I think we want him to go out and measure the Sheetz sign."

Mr. Supercynski stated, "Yeah right." (Laughter)

Mr. Ford stated, "Probably the appeals board minutes might have some in."

Mrs. Long stated, "We probably have some of those, we might have sign..."

Mr. May stated, "We have several variances granted for different...right off the top Sheetz, Burger King, Roy Rogers, McDonalds."

Mrs. Long stated, "And a lot of those had sign companies so we might have pictures of the with the dimensions on."

Mr. Supercynski stated, "That would be great, that helps a lot. Becky I'll give you a call and we're arrange a time when I can stop by. So we can move forward in July then with maybe a realistic conversation about signs and John did you get a copy of this thing?"

Mr. Ford stated, "Yes, it's in the minutes from the last meeting. I like the idea of a table, just filling it in is going to be the problem. Okay anything else?"

No response.

Mr. Ford stated, "Mr. May I don't know if these came from you or where they came from."

Mr. May stated, "I think you picked them all up John. I wanted the Planning Commission to be aware of this John you might if you would you might want to just fill them in and also there is a workshop Monday evening, an informational meeting on Main Street, the Main Street Designation and John I don't know if...Mr. Kinnaird I don't know if you had planned on attending that or not."

Mr. Kinnaird stated, "Yes I will."

Mr. May stated, "We're you going to mention this?"

Mr. Kinnaird stated, "Yes."

Mr. May stated, "So Planning Commission members may want to attend that to have some idea and with that I'll let Mr. Kinnaird go ahead and explain what this is."

Mr. Kinnaird stated, "This is actually...we went to a seminar at least I did about three weeks ago in Annapolis and one the things that they talked about in the Main Street Program is the chance for grants and basically loans for buildings within the Main Street area and they had actually two books and I only got one copy of the other book it's actually a volume by the Department of the Interior that outlines renovations in historic or older buildings. In this book this Maryland Smart Code book there is an answer to help with rehabilitations for older historic buildings and I'll be honest with you I've glanced through it but they talk on things like the staircase width, and sometimes they get very fluctuate with the width of the stair casing and other things like so I suggested we get a copy of it just read through it, it will certainly come in handy for the Main Street Program who it's intended for but I thought it was best that if the Planning and Zoning had a couple copies that they could take a look at also. As Rick was saying on Monday night Commissioner Blakeslee and I will be down here and invite anyone who wants to come down to come down and we're going to talk about the Main Street program."

Mr. May stated, "I believe that's a 7:00?"

Mr. Kinnaird stated, "7:00, yes. Just to sort of fill people in exactly what we're doing, what our plans are and also to ask anyone who has...they're very welcome to help us."

Mr. May stated, "Just so...in the permitting process right now if you do renovations basically the county permitting process, building permitting process says that that is the opportunity to get everything up to code and I think with certain things that you can enact

or adopt it will change that so that the historic value of the structure can be maintained. That's certainly I think you guys would be interested in."

Mr. Kinnaird stated, "And I'm working on getting a couple more volumes of the Department of Interior guidelines."

Mr. Supercynski stated, "Our Historic Preservation Planner might have some back at the office. She has a lot of this stuff so let me ask her about it."

Mr. Kinnaird stated, "There was a pile of about 50 of them and I thought I'd only take one and then after I left the room I see she had taken 49 of them, nobody else wanted any of them (laughter)."

Mr. Cubbedge stated, "Does this give them the ability to I don't want to say avoid but to I guess get some leeway with the American Disability Act when you have an historic building your doorways...you don't have to open it wider to rehab the..."

Mr. May stated, "That's part of it, now to what extent I don't know. I've only glanced at it myself, I haven't read it but I think that's the...but in order to accomplish that it's contingent upon the town to enact certain measures."

Mr. Ford stated, "Otherwise they have to meet the County..."

Mr. May stated, "The current codes, that's correct."

Mr. Ford stated, "So the town would have to keep something...or the Planning Commission through your process incorporate some of the things or separate document adopt certain things to...I'm not sure that that's what it is. I think the key thought is that it should probably only apply to the Main Street Designation area not town wide. That's not the intent."

Mr. Cubbedge stated, "With that in mind we don't have a Main Street Designation do we?"

Mr. May stated, "Yes we do."

Mr. Kinnaird stated, "Yes, if you come Monday night we'll let you in on where that is (laughter)."

Mr. May stated, "You can quit smiling because you're not in it." (Laughter)

Mr. Cubbedge stated, "That's fine, that's good."

Mr. Kinnaird stated, "I had to make some tough choices Randy."

Mr. Cubbedge stated, "That's fine I'll be on the pink side of the street (laughter)."

Mr. Ford stated, “I think if Becky will just keep track of these copies we can sort of affiliate them around.”

Mr. Kinnaird stated, “And I can get more, if anybody would like a copy I can get some more very easily.”

Mr. Ford stated, “Any other business?”

No response.

Mr. Ford stated, “Okay the next meeting will be July 28th.”

Without further discussion, the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Rebecca E. Sharer-Long
Recording Secretary