

**SUDLERSVILLE PLANNING COMMISSION
WORKSHOP MINUTES
March 5, 2007**

The Planning Commission (PC) of Sudlersville held its workshop meeting on Monday, March 5, 2007. Present were Ms. Karen Craft-Walls, Ms. Sue Elter, Mr. Ron Ford, Ms. Rachel Weedman and Ms. Faye Williams. Mr. Daniel Garrett had notified Ms. Laura Stahl earlier that day he would be absent. Mr. W. Thomsen Brown was absent without notice. Also in attendance was Mr. David Teel, Circuit Rider/Town Manager.

The pledge of allegiance was made.

The December 18, 2006, and February 20th minutes were considered for approval. Ms. Craft-Walls made a motion to approve the December 18th minutes. Ms. Weedman seconded the motion. The December 18, 2006, minutes were unanimously approved. Ms. Weedman made a motion to approve the February 20th minutes. Ms. Craft-Walls seconded the motion. The February 20, 2007, minutes were unanimously approved.

Next, the PC reviewed the Clark Investment plan for the proposed house to be built on an empty lot on Wayne Street. This property is next door to the newly completed house built by G&C Holdings, Mr. Dale Grimes. Ms. Williams made a motion to approve the plan for the single family home on Wayne Street. Mr. Ford seconded the motion. The plan was unanimously approved.

BDC Partners (BDC) sketch plan was next on the agenda. Mr. Jason Burdette, an engineer with McCrone, spoke on behalf of BDC. Mr. Burdette explained that this plan is for the 7-acres BDC owns that is within the town's limits. They are proposing 13 single family homes and 5 townhouses in phase 1; then 7 in phase 2. The single family homes, Mr. Burdette said, average 7,500 square feet. A pair of the townhouses average 3,000 square feet. Mr. Burdette said they were before the PC for tentative sketch plan approval. Ms. Williams said she did not believe the 7-acres went as far as behind Ms. Arraminta Ware Schrader's home. Mr. Burdette answered that an official survey has not yet been completed, but they believe it does; that is what the maps are showing. Ms. Elter asked which is phase 1 and which phase 2. Mr. Burdette responded that phase 1 is shown in color and phase 2 is shown in grey. Ms. Elter explained that because the townhouses are attached dwellings, they are a Category 1; so, BDC must notify the adjacent landowners 10 days before the next PC meeting on March 19th. Ms. Elter also informed Mr. Burdette that BDC would have to post a sign on the property being developed. Ms. Elter asked if BDC could send those notices in time to be received by each property owner no later than Friday, March 9th. Mr. Burdette said they would send the notices on March 6th. Mr. Teel suggested that the BDC plan not be put on the next meeting's agenda; rather the April 2nd agenda. This is to avoid any defect in the process from occurring, Mr. Teel explained.

Discussion turned to the entrance to BDC's proposed 7-acre subdivision. Ms. Williams asked if the road shown on the plan is an entrance and exit. Mr. Burdette said it would be a full public road. Ms. Elter asked if they had purchased the property through which their proposed road was going through. The road on their plan, Ms. Elter

noted, used to be a farm lane. Ms. Elter said she understood the persons who purchased the property from Ms. May Roberts put the garage where it is because they wanted to prevent a road from being put there. Mr. Burdette said that after a quick deed research, they did not find anything separating that. He did say that they did not go back very far, though. Ms. Elter said she was told that by Ms. Anna Ware, who is Arraminta's mother and May Robert's daughter. It was explained to the PC that BDC purchased the property; not that they were claiming a right-of-way. Ms. Williams confirmed that this plan shows only a development for the 7-acres within the town's limits. Mr. Burdette confirmed that it did not include any county-zoned land owned by BDC. Ms. Williams next referred to the indication that the water supply would be by public system. Ms. Williams asked how they intended to get water service before the town. Mr. Burdette explained that the water service would run up Route 313 and they would hook into the water service line by going through their new right-of-way and down to the intersection. Mr. Teel then explained to the PC where the water service is expected to be installed. Mr. Teel said the intent is to have the middle school provided water service by August.

Ms. Elter asked if the blue line indicated a "one-way" road. This line was drawn on a road around the "active open space" area shown on the plan. Mr. Burdette said it did. Ms. Elter asked if the townhouse lots were roughly 10,000 square feet. Mr. Burdette said they were roughly 7,500 square feet. Ms. Williams said she believed the zoning requirement as a minimum of 10,000 square feet. Mr. Burdette said he believed it was 5,000 square feet minimum. Mr. Teel said he believed the 10,000 square foot minimum is for a single family home because the Planning Commission did not anticipate townhouses in future developments; they prepared only for single family developments. Ms. Williams asked Mr. Teel how this development would impact the water service. Mr. Teel explained that there is capacity for this development; after all the commitments are met, there is still another 20 connections available for in-fill lots. Ms. Elter informed Mr. Burdette BDC must get their notices mailed and the sign posted; that they will be scheduled to appear again before the PC at their April 2nd meeting.

Next on the agenda was the official town map. Mr. Mark Gradecak presented a preliminary map to the PC. He explained that he included the county parcels and that the map provides the PC with a good understanding of the size of most parcels. He said, though, that the purpose of an official town map is not to provide parcel size. Mr. Gradecak said he felt showing any road connecting to Coleman Road was too distant to be concerned with for now. Mr. Gradecak then asked for clarification of the BDC property boundary. He said the tax map is not clear on how that parcel is divided; that it showed the property as Harbor Sales. Mr. Teel and Commissioner E. T. Kimble showed Mr. Gradecak the BDC property lines.

There was much discussion on proposed roads members of the PC wished to include on the map. Ms. Elter said she would like to see a road going from Route 300 up to Route 313, north of the town, to get around the traffic light. Mr. Gradecak made a suggestion to accomplish this. He said that what the PC wants to look at is how much room is available on the parcel to subdivide so that the lot sizes are reasonable. He

said this was necessary because when the PC draws roads on a parcel, the PC is, essentially, subdividing in reverse. Ms. Williams said she did not want to do that. Mr. Gradecak explained that doing this, though, means the PC is more apt to get what they want with future subdivisions. Ms. Elter added that this prevents cul-de-sacs. Mr. Gradecak said that when the PC puts in major roads on the official town map, then the site plan of future developments must include those major roads. Ms. Elter said that there should be a road from Route 313 to Cemetery Road. Mr. Teel said that was especially desired if Mr. Friel does sell his property to Queen Anne's County (QAC) to build a school on it. Ms. Williams asked why QAC was not pursuing the purchase of Mr. Cal Gray's property for a new school. Mr. Teel responded that a member of the QAC Commissioners (QACC) informed him that the appraisal of Mr. Friel's property was a lower value than Mr. Gray's.

Commissioner Kimble suggested the PC send a letter to the QACC saying that they will need to make a road to the elementary school without using the 4-corners. He said that this way they would possibly weigh the difference of cost. Ms. William said the buses would not have to use the 4-corners, unless they were going east. Mr. Teel said there are significant advantages to building a school on Mr. Gray's parcel. He said that another suggestion was that Mr. Friel's property, going outside of town toward Cemetery Road, would be a good place for a school. This is because a road could connect the school to both Routes 300 and 313. Mr. Gradecak asked what the QACC's explanation was for needing to put up a new school. Mr. Teel answered that the QACC decided it would be cheaper to build a new school than to repair the existing one. Mr. Gradecak asked what would happen to the existing school. Ms. Elter said they were considering it for use as an early learning center. Mr. Teel said a vocational school was another option being considered. Mr. Teel said they liked the idea of the new school being next to the park because they could use the park for the students. Commissioner Kimble again recommended a letter be sent to the QACC from the PC and, possibly, the Town Commissioners. Mr. Teel said that the Board of Education, unfortunately, does not tend to work with even the QACC.

Returning to the map, Ms. Williams said there is a proposed outlet on Mr. Gray's sketch plan. Ms. Williams confirmed with Mr. Gradecak that the goal is to have roads be directly across from one another. He said yes, because it means better traffic flow. Ms. Williams then said if a road was put in from Route 300 to Route 313, then the PC could say to BDC that one of their roads must be directly across from that proposed road. Mr. Gradecak said that was correct. Ms. Elter recommended a road from Cemetery Road across to Coleman Road. Ms. Williams said that proposed road will not go straight across from another road because there is a large house in the path. Mr. Ford asked Mr. Gradecak how far from the town's boundaries should they be considering proposed roads. Mr. Gradecak said that a regional connection either with Cemetery Road or further out of the town is something to be discussed in the comprehensive plan, but not necessary to show on the official town map at this time. He said this is because for that to happen, a lot of other stuff would have to come into the town first and, realistically, that is quite a number of years from happening. Mr. Ford asked Mr. Gradecak if the PC should take a protractor and draw a circle around the

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town, then use that circle as the base line for how far out of the town to put proposed roads to on the town map.

Ms. Williams recommended a proposed road for BDC to install that crossed the railroad tracks, through the Schmidt property, that road would go to Cemetery Road and still be across from the proposed road from Route 300 to Route 313 from Mr. Gray's property. Mr. Gradecak said that would provide a clean area to build a new crossing. Much discussion continued about various proposed road options and more. One point Mr. Gradecak told the PC was that they want to consider where they request roads be located. He said they need to think about how much land will be left to subdivide.

Mr. Ford made a motion to adjourn. Ms. Craft-Walls seconded the motion. The meeting was unanimously adjourned.

Respectfully submitted

David Teel, Circuit Rider/Town Manager