

**POOLESVILLE PLANNING COMMISSION  
MEETING OF AUGUST 11, 2010**

**PRESENT:** CAL SNEED, CHUCK STUMP AND GEORGE COAKLEY. ALSO PRESENT WAS TOWN MANAGER, WADE YOST.

**Call to Order**

Mr. Coakley: The Poolesville Planning Commission Meeting of August 11, 2010 is called to order. Present is Mr. Stump, Mr. Sneed and Mr. Coakley along with Town Manager. Mr. Bachman will not be here tonight due to business reasons and we are waiting for Link Hoewing to see if he comes in.

**Announcements**

Mr. Coakley: Are there any announcements?

Mr. Yost: Other than the one that is on here, I see Mr. Sneed brought in his completion certificate, if we can get those from everybody who completed the training program.

Mr. Stump: Did you get the one I emailed you or do you need the...

Mr. Yost: Did you email it to me or Bobbie.

Mr. Stump: I sent it to the Town address that is the one I happened to have a couple weeks ago.

Mr. Yost: Huh because we were talking about that she didn't receive it.

Mr. Stump: I will resend it.

Mr. Yost: Ok.

Mr. Stump: Because I kept it.

Mr. Yost: Ok I appreciate it.

Mr. Coakley: Did you get the copy of mine?

Mr. Yost: No.

Mr. Coakley: Ok I have it here I can give it to you.

Mr. Yost: Ok thank you.

Mr. Coakley: Ok so has everyone now taken the training, do you know if Link has?

Mr. Yost: Link has done it yes, I have not received a certificate and I know the Board of Zoning Appeals 2 of them have completed it, still one more has to do it, Bob I am not sure where Bob is on his.

Mr. Coakley: I thought he said he had in the minutes.

Mr. Yost: Ok but I haven't received it.

Mr. Coakley: Ok.

**Citizen's Comments on Agenda Items**

Mr. Coakley: Ok tonight on the agenda we have approval of the minutes of July 14, Jamison request for extension, Town signage by Mr. Kettler and Master Plan Survey, are there any comments from the citizens on any agenda items before we get started?

**Approval of Minutes**

Mr. Coakley: Hearing none we will move on. Do I hear a motion to approve the minutes of July 14, 2010?

Mr. Sneed: Make a motion to approve the minutes of July 14, 2010.

Mr. Stump: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Ok it passes.

### **New Business**

Mr. Coakley: Ok under new business Jamison request for extension, Mr. Jamison.

Mr. Jamison: Thank you gentlemen. I believe you are in receipt of a letter I sent in last week August 4<sup>th</sup> on at 19939 Fisher Avenue where my Real Estate Office is, our allocation request in 2000 was to build a office building separate of the current building that I currently have and because of the letter notice that had been sent out by the Town indicating that we had to submit a site plan on that property is why I am here this evening. We don't feel we are ready at this point, the Town is ready at this point for us to go ahead and build a building and have it economically be justified (**recorder stopped working for 20 seconds**) hopefully get some people out of there. What we have wanted in that building was more of a professional building at that time when we went in there Jake and I, Jake Perkins and I were partners and unfortunately he has passed away but we envisioned a law office, a stockbroker that we work with, a CPA, primarily and an insurance company that we do business with we wanted to move in. Unfortunately my insurance company moved to Frederick so but that is what we had anticipated building there, we don't see a need for that at this time on that site. As you know I do some commercial leasing here in Town and we are still at the point where I am kind of moving people from one location of town to another location of town and not bringing new people in. However I will say that I had some decent inquiries in the last couple months from various companies looking at Poolesville, whether that will ever pan out or not I have no idea but I am asking for an extension of time before I need to submit a site plan for this property at 19939.

Mr. Coakley: Ok Wade the request letter says 5 years, is there any limitation on our...

Mr. Yost: No whatever the allocation plan specifies whatever the Planning Commission agrees to. We talked about a drop dead date or actually I guess it would be January 1 of 2016, use it or lose it by that point that is what they are requesting right?

Mr. Jamison: That is correct and if you read that we discussed it and we said not to exceed 60 months so we are hoping that sometime within that period of time we will go ahead and build what we want to build.

Mr. Coakley: Any comments, questions.

Mr. Sneed: How is 60 months compared to other requests we've had or have we had other requests?

Mr. Yost: We've had 2 of those come in and they were rather open ended because infrastructure is not in place for the 2 properties, one was the Cattail Road one, which could go for 10 years before infrastructure is on that one and the other one was the Pierce residence and it will probably be at least 5 years probably before that

infrastructure is in place, when Stoney Springs is completing their last phase that is when the infrastructure gets installed so 5 to 10 is what we are looking at.

Mr. Sneed: You don't have any problem with it?

Mr. Yost: No.

Mr. Coakley: Ok do I hear a motion then to accept the request for a 5 year extension on I forget now the exact terminology of the Jamison property at behind the real estate office.

Mr. Jamison: If I may help the application request was C. Jamison CBD and if you like...

Mr. Coakley: That is ok that is fine. Do I hear a motion then to approve the request for a 5-year extension on the Jamison CBD property?

Mr. Stump: So moved.

Mr. Sneed: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Jamison: Thank you.

Mr. Coakley: Now if Mr. Kettler would sell more homes. Next on the agenda Town signage, Mr. Kettler. Wade did you cure the magenta issue with the projector?

Mr. Yost: I was working with it today, it was getting better it was warming up but it probably looks something like ---, I bet it still will, we have a new bulb but I didn't get a chance to put it in today, but it looks like its a little better than it was the other night.

Mr. Kettler: For the record, Tom Kettler, 18201 McKernon Way. I am here basically as a private citizen tonight I will just give you a quick update, people are always asking me how things are progressing over at Brightwell, we have 5 homes sold, we are in the middle of an infrastructure installation, we hope to be paved somewhere between Halloween and Thanksgiving, we are working very hard to keep construction traffic coming in off of 109 and we are not going to have construction traffic coming in through the Tama subdivision. We also in the last couple of weeks if you have been through Tama we worked with the homeowner who is on the corner lot there and repainted and are relandscaping the entrance feature into Tama because it was completely faded out and overgrown and it was installed 20 years ago so it is actually on that corner property so we worked with the homeowner there and he was very happy to have us do whatever we wanted to do to spruce that up so it looks a thousand times better than it did before, so we have done that and the reason I am here tonight I this is a project again is something that I have been thinking about for years and talked to different people independently offline about it, talked to Wade about it, a couple months ago Wade suggested that I go to the Parks, Streets, and Rec Board as kind of the leading group to maybe get this whole issue kind of jump started and I did make the same presentation to them and I thought I would bring it to you all tonight just to kind of let you know, you can see it was back in April when I made that presentation, I have been back before the Parks Board again to talk to them a little bit more about kind of the next steps but and this kind of comes in my line of work, I go through lots of small towns and go to different mid size towns, I know we all get around and do our own traveling to different places but I just see the potential in Poolesville for improving the overall

signage and the term I guess is way finding, different areas have done it, you can do it big scale or in a smaller scale, Rockville has done it, Frederick has done it, Bethesda has done it, obviously Poolesville is much smaller scale than those but I still think that there is the potential and what I did is a little power point presentation that we will run through some slides tonight that show some of the existing signage in Town and I also worked with just one of my, you know I work with 4 or 5 different sign companies and I just had them send me over some slides of examples of area in this case it was over in Luray, Virginia where they completely redid their signage for their town small town to try to improve the look and feel of everything. By the way of history the welcome signs that came into Poolesville were installed what was it 15 years ago or so.

Mr. Yost: Probably.

Mr. Kettler: It has been awhile. The green and gold signs that you see when you drive in, I never liked them much because they are very, very hard to read, the script is very hard to pick up, at night they are very hard to read, gold on green just is not if you talk to graphic people its just and you all have seen it, you drive by it every day when you come in and out, it just washes away. So I think the idea would be and again lets run through the slide and then we will talk about what my thoughts are about it. So if you would we will start it up and you will see. This is one of the four signs coming into Town, this is coming up from the high school, obviously this is probably the one in the worst shape I think it has been shot at a couple times, the top snaps off of course but it kind of makes the point of you know letter size is just I mean if you are right on top of it you can read it you can make it out but obviously it is faded, it is washed out and it is just very, very hard to read and to me it doesn't certainly something else could go there that could certainly improve the look of that and we have that same theme obviously in different really 4 different portals coming into Poolesville. This was taken in the rain, that is the existing sign coming down 109 from the north and again that was a rainy day so it really washed out. The newest one that was put in over there by Stoney Springs and again if you are right on top of it full light of day standing 2 feet away its not so bad but again if you are driving down the road at 25 or 30 miles an hour it is hard to pick up. And then with that the park signs and this is where you could kind of expand this program to maybe go beyond, you have got park signs scattered around town same thing, you have got green background, gold letters, and it just gets very, very washed out that is obviously a Town sign for Halmos Park but that gets repeated and again green and gold is picked up throughout Town, that is of course Whalen Commons again pretty difficult to pick up in terms of graphically it would be pretty hard to read. That is an example if you haven't been to Whites Ferry that is the map that we did in combination with the Poolesville Area Chamber of Commerce did the original map graphics and then we worked with the CEDC and got a grant from Heritage Montgomery and put up these permanent maps in several locations, that was at Whites Ferry and you can see we have little slots for extra maps that has been very popular those maps go out of Whites Ferry like crazy, we also have that same sign out there right in front of Whalen Commons on that metal stand and we also have one at the high school at the concession stand, when you open the concession stand there is one on the back of there so if somebody is coming up for a sporting event

new to the area they can pick up a map and see where the restaurants are, and Wade has also put some of those up in if you go to the different parks now we have that same map located in the parks. This is the newest sign you can read it and again you can see the white on green contrast is much better, letter size is much better and obviously that is the one right in front of Town Hall so that is kind of an example of heading in the right direction I think. Now here are some of the signs that again this is a company I am not making any particular plugs to any different companies and if we move forward with some projects we would probably want to put together an RFP and request proposals from assorted different sign companies but this is in Luray, Virginia and this is a fairly new signage program that they put in place in the last couple of years and that is their welcome sign and they have it mounted in different ways, obviously that one is on some sort of concrete base and some iron work and metal and again has some more sort of permanent look about it but again I guess their slogan is "Where the caverns meet the sky", part of it I know is the lens on the camera would probably be showing better but I know the lens is faded. This is where you kind of get into the way finding issue which I think there is some potential I mean there are a lot of things in Poolesville everybody who lives in Poolesville knows where things are but if you come into Poolesville you have got libraries, you've got parks, you've got a great county pool, you've got skatepark now, you've got all kinds of things and I think there is some potential for this kind of smaller signage in the street locations to kind of direct people around. Again geared more towards the person who is new to town coming through and it also just kind of again this would be described as the term is way finding is what they use for that. Again similar thing showing you different places around town, parking, directing the parking obviously in this case they have got they must have some sort of designated parking area. Again more examples I guess as you are leaving Luray they give you a thanks for coming to Luray sign and then just some of the schematics of the type of things they put together to actually install it, give you some scale of the kind of things you have to look at in putting way finding signs along the sidewalk you need to have a certain height so a person walking underneath of it obviously can't be banging their head on signs as they walk by. And I think Wade just went out I am not sure the history about it but Wade went out and got some of the neat new sort of welcome banners that he put up on the new light post around Whalen Commons which I think look great, I know the windstorm put a beating on it but again and I have a, you know I was in Catonsville last week and snapped a picture of Catonsville has a farmers market, Poolesville now has its own farmers market again the banners are nice because they could be changed you could put one up for Poolesville Day you could put one for Holiday Lighting you could put one up for just you know, you can obviously that is sort of whatever you want to do but again this was some idea they were coming up with. And this is the sign and actually that slide doesn't really need to be that is a little bit overkill but that must be some large rec park they have there. And here are just some of the other pieces they were working on, now I am not sure if all of these signs have been implemented of course some of them you saw photographs, some of these are conceptual I am not sure if they built them all. But again the thought working with, talking to the, and actually I recently was on the CEDC and came off of that committee, I talked to CEDC about this issue and they said

as you may recall a couple years ago had done some initial work around the logo and they came up with the Timeless Charm logo which works for certain things and it is nice for the tote bags and some other things but now the situation where they developed a logo and then they thought that might become the town logo and the Town Commissioners didn't really buy into it so it kind of became the logo unto itself and so now you have the Timeless Charm logo that kind of resides over the CEDC, I talked to the CEDC about this whole issue of signage and stuff and they kind of just kind of wanted said they kind of have done their thing and wanted to kind of pull back from that which is when I talked to Wade and said well the Parks, Streets and Rec Board would be a good place to start and I would describe them as receptive to moving forward with some kind of study to look at this, I think the last meeting that I went to which was 2 or 3 weeks ago their recommendation and I haven't talked to the Commissioners yet but I wanted to talk to you all first just really more for informational purposes is to put together a small group, I do not want a committee of 20 but and I remember that they had a streetscape committee 10 or 12 years ago and that was kind of unwieldy but looking for a small group of maybe 5 or 6 people who would be interested in this project and we talked about maybe a representative from the Parks Board, representative from Planning Commission if there is any of the 5 of you all who would be interested in that, representative from the CEDC, a Commissioner possibly...

Mr. Yost: Or resident.

Mr. Kettler: Yeah and then I would be happy to obviously I guess I mean I certainly would be happy to serve in the capacity of a resident member who is interested in the project and trying to move it along so again there is really no action required tonight other than to kind of let you all know about it, I know you all are getting to work on the next Master Plan and maybe as you are working on the Master Plan it might be something that could be dropped into the Master Plan in terms of maybe one of the recommendations which would help sort of bolster it. I think the good news about it is one of the good things about it is that there are groups like Heritage Montgomery of which I am a board member and have been for a number of years that give out these grants yearly and I think there would be great potential to get some either matching dollars or grant money from groups like that and possibly the State or whoever, now again we have some complicating issues in that we have county roads coming through, we have state roads coming through and all those kinds of issues would have to be ironed out and looking at locations of signs and where signs can be placed and what permits you would need and all that kind of stuff but that would be for this group to kind of put together but I would visualize a group coming together, putting an RFP request for proposal together to kind of define the limits of what kind of things they were looking for and then sending it out to sign companies that can do design, graphic design and or installation or you can get a graphic company and a installation company to team up and make a proposal together I mean that has been my experience with working with this kind of stuff and of course I dabbled with it in the line of work I am in here of course with on the home building side and my Church is redoing their sign they have a terrible sign down at my church which is the Lutheran Church down off of 28 so in my spare time I am down there helping them try to get geared up to redo their sign and going

through all the --- that we need to do on that. Any rate that is my little presentation I would be happy to answer any questions or get any input you guys might have or certainly if anybody if this is something that somebody feels very passionate about or would like to be interested in helping out I would love to hear who that might be because I would imagine in the next month or two I will be going before the Commissioners and getting that probably request that some sort of Ad Hoc Committee be formed I mean obviously it's going to have a focused agenda of what they are going to do, it won't be going on forever of course it ties in with the whole streetscape and goes without saying it ties in with the whole streetscape work that has been ongoing and gradually happening, you talked about the sidewalk as the meeting started tonight, bits and pieces of the streetscape are coming together, the lights around Whalen Commons, the bandshell, skatepark all kinds of things are happening so I think its an exciting time and a neat new thing to try to kind of tack onto make happen. So with that I would be happy to answer any questions and if not I will head back to my seat.

Mr. Coakley: Well I think it is a good idea and I will say the most unsolicited comments that I've had in the past year or two have all dealt with pretty much streetscape type things, what can the town do to improve what it looks like when you are coming into Town down 107, up 107, in from 109 and stuff and everything and it would be nice if you had millions of dollars at your disposal you could buy the property, refurbish it, so it made it look turn of the century and stuff and everything but unfortunately we can't do that but I think little things like signage and way finding and everything if it has a uniformity to it and everything certainly lends a lot aesthetically to the look coming into Town.

Mr. Kettler: Right you drive up and down Fisher Avenue right now you have a library sign, you have park signs, you have state highway signs talking about the scenic byway, it is kind of a mish mosh of different things and then plus there is the schools and then there is the pool and there is no reason to me in my mind in my thinking even though the pool is obviously not a town facility but there is certainly no reason to say that we can't put a sign together saying the pool is that way and the high school is that way and the elementary school is that way and Stevens Park is that way and you know do it in a uniformed fashion but again it is something that I would be happy to pitch in and I know not all the members are here tonight but certainly if there is any of you guys who want to jump in just let me know.

Mr. Sneed: All the members that count are here tonight.

Mr. Kettler: And if 1 of the 3 of you want to volunteer right now I have got my pen in hand and my legal pad and we will scribe it down but again I am not asking for a commitment tonight. But obviously I have got to go back to the Commissioners themselves and get the thing officially created I mean that would be the thing to do obviously and at that point I would come back looking for volunteers to staff the committee and get them to agree with the concept of moving forward with it and at that point and the important thing of course at the end of the day you got to have enough of a consensus and certainly the Commissioners have to be on board with it because I don't want a committee off doing something and coming back kind of like what happened with the CEDC and the Commissioners saying this isn't our logo we didn't approve this. And again it can tie all the way back down to what, you can take

this and tie it all the way back down to the town stationary for that matter, again you can take it and kind of make it uniform throughout. I know the Town is kind of struggling because they had the old town hall and that was the logo and now there is this building and does this become the new logo and all those issues are just kind of out there.

Mr. Coakley: Well just for the record when the CEDC created the logo and the slogan the intent never was to make that the Town logo. It was really designed to differentiate between things the CEDC was doing versus official town business that was strictly the Town and not CEDC that was composed of town volunteers and the Chamber of Commerce so the intent was to be different and somehow or another it came to the Town Commissioners and they thought that it was presented to replace the existing Town logo that was on the flag at the time and stuff and sort of got blown out of...

Mr. Kettler: Yeah there was a misunderstanding and you are right and the work on that logo preceded my membership on the committee so and you have been there longer than I have George so you know the history behind it so yeah but again CEDC again is part of the Town and obviously the park issues you've got these subgroups but again at the end of the day it is all the Town of Poolesville and you want but it has become sort of the CEDC's thing and obviously as they are working on things but the CEDC is just another out shoot of the Town of Poolesville and it just happens to be a combination of business, towns people and residents that are working on that and doing great stuff like the Farmers' Market and the movies and lots of neat stuff is coming out of that group too, which is exciting, it is neat to see all this energy in the last couple of years and all the hard work that you guys have been doing and the Commissioners have been doing sort of coming together. So any rate I won't take any more of your time.

Mr. Coakley: Also for the record to my knowledge there were 3 iterations so far of the streetscape committee.

Mr. Kettler: Three iterations of it, how far back?

Mr. Coakley: I am not sure when the first one started I was involved in the later two but...

Mr. Kettler: The last streetscape official report or the big one that I saw came out in, well there was the one that came out in 2000 and then more recently there was some acknowledgment that might make sense to focus on the central business area and not worry about the start of Fisher Avenue to the end of Fisher Avenue, which is the original streetscape committee went all the way from end to end, but the sidewalk and all of those things are all offshoots of that but and this of course would just be a subset of that too but hopefully I don't want to get 20 members because I don't do well with 20 member groups.

Mr. Coakley: 5 to 7 is a good number.

Mr. Kettler: But thanks for your time.

Mr. Sneed: I have a question or actually a comment I am passionately opposed to the sheer number of signs that are on the street, I mean I once drove at one end of town to the other end of town and counted the signs and that was some years ago because most people don't focus on them when you drive through town but if you were to enter town they really stand out and you realize the main street of Town is

literally cluttered with signage so if this effort which I think is a nice effort I wouldn't say that it is high on the priority list in my mind and I wouldn't assume that there would be money for this type of thing for some time in the Town, in the foreseeable future there is not going to be a lot of money for that kind of thing, terrific and a nice idea if its meant to reduce the number of signs by combination or by replacement with nicer looking signs I think people would tend to be for it, and I would tentatively I would volunteer to be on your committee at such time as it is put together or we agree to have it or something like that.

Mr. Kettler: I appreciate that and I can see your point it is a point well taken, there are 10 different kind of signs coming in and everybody has their own thing, the Town has a brown sign for the parks, there are signs for the schools, there are signs for the library but again the idea of way finding is you can consolidate some of that and make it uniform and have a more a look and feel so when you are in Poolesville its, you know you leave Poolesville you leave Poolesville but once you are inside our corporate limits we should be able to control that.

Mr. Sneed: Thank you.

Mr. Kettler: Thanks I appreciate your volunteering or willing to volunteer if the Commissioners let me do this.

### **Old Business**

Mr. Coakley: Ok next item Master Plan Survey.

Mr. Stump: I've got copies of the survey, you can't tell from the printout but each question is a separate page now and I put the introductory material, which I copied straight out of the survey from the last time, copied a little bit so people know what they are getting into and then put the one the initial question in that picks up the street address, the intent being that we use the street address to manually verify that I'm getting responses from a resident, then we'll have to decide what we are going to do if we get any duplicates. I've also got it set up I want to make sure I test this when we run it through a dry run that a given browser should only be able to do the survey once instead of multiple times, so we've got the address to try to limit it, the number of respondents and once per browser to try to limit it.

Mr. Coakley: Well --- to the conspiracy theory I doubt seriously if a lot of people are going to try to stuff the ballot box.

Mr. Stump: Yeah I was more worried about somebody finding it and crawling through it and throwing tons of junk out, this way at least it requires a valid address so we will be able to comb through those pretty quickly. If this were something more formal like we were using this for election purposes we'd lock this down a lot more but for this purpose I'm pretty comfortable. We need to figure out a start and stop date so there is a timeframe for when we do it yet and we are kicking around --- and just putting the URL the link for it probably somewhere on the Town website and then just having anything else like the newsletter or the postcards pointed to the website just in case there is a change and we don't have to worry about having the wrong address. And then if there are any additional questions, there was 2 takeaways that I had from the last time to take back to the CEDC, one was to clarify there intent on question 9 and there intent was what I had thought it was, so they were looking for what business/services could the Town not afford to lose, so I just reworded that basically to say what type of shopping or business services do you

feel the town cannot (all caps) afford to lose and please choose up to 5 and then when we got to talking about that a little bit the CEDC they recommended and I don't have a big preference I put in here question 10, what new types of businesses would you like to see in Town. Those are the 2 things that the CEDC unless I missed it in my notes those are the only 2 questions we had to take to them on this topic. And of course I made the 3 or 4 changes we talked about at the last meeting, hopefully I made them correctly.

Mr. Coakley: Item 16, question 16, my suggestion there would be to put other last and a blank line if anybody wanted to put something in.

Mr. Stump: I think when you see it online I think other is automatically last every time. I think it is when it comes into word it changes that but I can double check that.

Mr. Coakley: But can you do it with the line after it to encourage a ---.

Mr. Stump: I think when you see it online I believe there is an other with a box I am almost positive of that but when we send it around for the test drive which I would like to do if we can get it sent out tomorrow, I figure us, the CEDC probably enough I'm guessing, take it for real and look at the results and make sure the results are tally-able and to look at any form or format issues and I will put that on the note to the CEDC and us, I don't know if we want to send it to the Commissioners as well, probably just confuse them like why am I getting this at this point.

Mr. Yost: I think when you send this out they need to complete this by the next day or whatever, put a deadline on it.

Mr. Stump: Yeah by Sunday night please if you could so we can get this moving.

Mr. Sneed: I think this looks great, came out really nice, I do have some typo edits if we can just march through those real quick. First page first line "this survey has been initiated by the Poolesville Planning Commission" without an S right. And then this is relatively short 15 question survey but there are 16.

Mr. Stump: That is probably because I stuck the one from the CEDC in after I wrote the intro.

Mr. Sneed: And then on page, well our page 2, question number 6 and this rule I think would apply to all the other questions because they are similar when they have a rating of 5 to 1, we say from 5 to 1, we ought to remove the to a 1, remove the a, can we do that in 6, 8, 13, I think that is it right.

Mr. Stump: Yeah I think those are the only 3 that have the scale.

Mr. Coakley: 8 also.

Mr. Sneed: Right. All right and then also in question 6 the choices Park and Recreation should be Parks and Recreation there right probably well we say Parks later when we say Parks and Recreation.

Mr. Stump: Yeah I think we generally refer to it at Parks in most places.

Mr. Sneed: Right and then in question 8 I still have the same problem I had last month with wider selection of shopping as a choice. I wasn't able to articulate it last month but if we are asking, so I will try again, if we are looking for each factor and wider selection of shopping opportunities still doesn't sound right to me as a choice and I am trying to get the best way to articulate it but what we are trying to find out is whether we have the appropriate level of shopping in Town, I think the question we are trying to ask is of all the factors that impact life in Poolesville rate these

factors in how important they are to your quality of life: nearby medical facilities, wider, wider than what?

Mr. Coakley: Yeah I was going to say wider than Gaithersburg, wider than Germantown.

Mr. Sneed: So a wide selection of shopping opportunities would be presumptuous but I had the same problem last month.

Mr. Coakley: It would be more like basic shopping needs or something.

Mr. Stump: We dropped location of shopping facilities nearby just because it was confusing, just as a reminder.

Mr. Sneed: I mean I like the concept of the question I just think we haven't worded it correctly yet. Selection of shops and services?

Mr. Coakley: I would say basic shopping needs.

Mr. Sneed: I'm ok with that.

Mr. Stump: One more time.

Mr. Coakley: Basic shopping needs.

Mr. Sneed: Ok and parks no we did that. I think that is all I had although I thought earlier when I looked through this I thought there was a question that said in the question it said choose 5 and then in parenthesis choose 3.

Mr. Stump: There was one that used to be 3 we extended it to 5 and I might have missed.

Mr. Sneed: Now I can't find it though.

Mr. Stump: I know where it is, its, that was 9.

Mr. Coakley: Please choose up to 5.

Mr. Stump: It used to be 3 and we thought 5 was better and CEDC also thought 5 was better independently.

Mr. Sneed: Yeah but there is one that actually maybe it was when I took it online today when I went through the screens that the question had both in the same question, I am trying to find it here.

Mr. Stump: This should be just a straight --- of what was online. I usually see that typo so if we changed one of them from 3 to 5 its not jumping out at me.

Mr. Coakley: Are you looking at an old copy?

Mr. Sneed: Was I no. I mean this is the copy I brought with me. I don't see it here now.

Mr. Stump: Well when they test drive it that is definitely the kind of typo I could easily made. Is that introduction ok by the way I took mainly what was in the old one and shrank it down a little bit.

Mr. Sneed: I think it is fine.

Mr. Coakley: It would help if you spelled introduction correctly.

Mr. Stump: You weren't going to mention that?

Mr. Coakley: I just noticed it.

Mr. Stump: I'm surprised the spell checker didn't catch that, well it's a label it is not really a block of text. All right those are easy I will get that out either tonight or tomorrow and say please take it and comment and try to --- by the weekend. What about the timeframe?

Mr. Yost: We talked about 30 days at the last meeting.

Mr. Stump: Any thoughts on when you want to start it?

Mr. Coakley: Huh?

Mr. Stump: Any thoughts on when you want that 30 days to start.

Mr. Coakley: Well when are the postcards and everything going to go out?

Mr. Yost: I will figure it out, give them a couple extra days.

Mr. Coakley: Like a 2 day lead time after the cards are issued.

Mr. Stump: Want to place any bets on response rate?

Mr. Yost: It will be interesting to see if it is better than we received with the phones.

Mr. Stump: That is what I am really curious about.

Mr. Sneed: I think it will be.

Mr. Yost: I'm hoping so too.

Mr. Sneed: I think it will be for this reason though, for the reason that the Town is more activist today than it was 6 years ago.

Mr. Stump: A lot of word of mouth is going to help a lot too. People will get the postcard and not think anymore but us Commissioners, CEDC, Jim will send it out on his list there is a couple hundred people probably that will pay more attention to that than a postcard, I'm hoping. Lots of word of mouth.

Mr. Coakley: I'll guess 313.

Mr. Stump: Wow I'm hoping for 500.

Mr. Yost: I was thinking 6.

Mr. Coakley: Ok. Chuck 500.

Mr. Sneed: I'll go 450.

Mr. Coakley: What was yours Wade?

Mr. Yost: 6.

Mr. Coakley: 600.

Mr. Stump: Hundred right not just 6?

Mr. Coakley: Ok I am guessing that probably the loser buys a beer.

Mr. Stump: Works for me.

Mr. Yost: Ok.

Mr. Coakley: Ok next I asked Wade to make a copy of the plat of the property that came into discussion at last months meeting and actually it has come up a number of times in the past several years but there has been I guess some legal confusion along with I guess some confusion as to what has been promised for people that have done certain things for the Town and stuff in the way of taps being allocated and whether or not they can be used based on current zoning and stuff and everything and I think that with this revision of the Master Plan coming up it might be a good time to try to settle some of it and straighten it out as best we can. And correct me if I am wrong but it sounded like reading the minutes that according to our current Town Attorney that Rabanales actually has 4 parcels.

Mr. Yost: Once he brought the deeds in and showed that they weren't subdivided in 1960 that was prior to the January 1, 1981 RDT zone being established that they are in fact exempt from those requirements of 25 acres, but now that they are in RDT that has not been developed they can't in fact develop one house per 15 acres, but they --- revert back to the original 5 acres that it was prior to the RDT because they had not submitted anything so yes they can put one house on each 15 acre parcel. And that was by Jody Kline as well as our Town Attorney also and Jody Kline is one of the premiere land attorneys for Montgomery County.

Mr. Sneed: Do we have that in writing?

Mr. Yost: Yes.

Mr. Coakley: Ok. So for all general intents and purposes then Rabanales property is taken care of?

Mr. Yost: Yes.

Mr. Coakley: So then we get down to Cahoon and a couple others and Hartz' 18 acres and I guess the question would be whether or not we do want to consider having like a 5 acre rezoning in that area that is currently really RD, RDT is a misnomer...

Mr. Sneed: Well we talked about that if you saw that in the minutes, is that something that we ought to sort of as a baseline just decide what we are going to call the zone, establish our own tag or I think we said in the minutes sorry to interrupt you, once and for all go and find out if we haven't already, find out if we can have an RDT, I think that was something we talked about a couple years ago here on this Board was whether we can apply to have ownership of an RDT where our residents in it that if we kept it could sell, with what we found out a couple years ago on some research that was done was that we didn't have the authority to do it.

Mr. Yost: Authority exactly.

Mr. Sneed: And I think the way we left it hanging was can we go and get the authority from the County to have RDT where these property owners could actually participate in the transfer program.

Mr. Yost: The question was well who could purchase them?

Mr. Sneed: The same people that purchase them...

Mr. Yost: Well they won't be, yeah because the county does not recognize them as they are now in an incorporated limits.

Mr. Sneed: And they won't recognize them.

Mr. Yost: Right.

Mr. Sneed: No matter what we do.

Mr. Yost: Exactly.

Mr. Sneed: Oh I see.

Mr. Stump: There also was that question a couple years ago from the Commissioners about considering, do we want to consider some transition zoning and we said we would revisit.

Mr. Coakley: Well when you look at the entire town...

Mr. Yost: That is what I have up here and it is color coded.

Mr. Coakley: The western border except for a large parcel of rural density on the northwest corner, which is up in the gray I guess on this, upper left, which has a perpetual agricultural easement.

Mr. Yost: It's a legacy, yeah not agricultural but they can't do anything with it.

Mr. Coakley: Well there are several that the County and the State had and I don't know if it is an environmental or agricultural there is a number of easements but they have already accepted what a million dollars or  $\frac{3}{4}$  of a million whatever they got for the easement to leave it as it is.

Mr. Sneed: That's a farm, what is that up there.

Mr. Yost: Mr. Willard owns all this it used to be called the Leek property.

Mr. Sneed: And is it a fertilizer business.

Mr. Yost: Well he farms it but he does have I think it feed silos, he doesn't keep any chemicals there anymore, it's the same man that owns Willard Chemicals, yes he doesn't keep chemicals there, he has a big place up in Frederick that they manufacture everything.

Mr. Sneed: So that is not a factor in this discussion.

Mr. Coakley: No but if you look at the rest of the border and...

Mr. Yost: Over here you have the Warther property.

Mr. Coakley: The whole western portion there is no transition zone or anything it is either  $\frac{3}{4}$ , third, or half acre, bordering the whole western boundary. The only rural density is on the south and the east border.

Mr. Yost: We had talked about that the last time about this piece of property, the Powell property, the Hernandez property that was rezoned to  $\frac{3}{4}$  acres when all of these properties here were putting in for it and for some reason only that one got rezoned and all these got turned down and remained in the 25 acre zone. The Planning Commission had actually recommended it, it went forward to the Commissioners and the Commissioners overturned the Planning Commission's decision and did not rezone.

Mr. Stump: Except for that one spot?

Mr. Yost: Except for that one spot.

Mr. Sneed: And there is no historical record and why.

Mr. Yost: No personalities were involved at the time.

Mr. Sneed: It might be that they didn't want to have if you took that sizeable property and made that all  $\frac{3}{4}$  acre yeah we would be talking about another 50 or 90 homes here right.

Mr. Stump: The potential for another 50 or 90 homes.

Mr. Sneed: The way the discussion in this Town is going we are going to have water for a long time and the way the discussion in Town is going it sounds to me like people who run the Town want to increase the sewage capacity as well, the conversation to me sounds like some people in the Town have every intention of growing the Town considerably over the next 10 or 20 years so I don't know about that particular parcel and the parcel above but it might be that people historically back then said well wait a minute we want to honor the Master Plan results of the last Master Plan which said maybe around the same population or a little bit of growth and maybe they honored that, I don't know, it is unfortunate we don't have the historical record but we will certainly have a better feel for it from this survey because we are asking the question pretty directly so my sense is that when we get the answer to the survey questions will help drive how we view that but notwithstanding that I think the transition zone is still on the table right?

Mr. Coakley: Well my understanding is that the last rezoning like Wade said I think personalities had more to do with the issue of who owned the land versus who the Commissioners were at the time and whether or not they saw eye to eye on a lot of different issues and stuff. But I certainly wouldn't be in favor of making the existing parcels of rural density like all third acre, half acre zoning of something like that I think that is too much. I think it is also nice having the larger recharge areas for our wells and stuff.

Mr. Sneed: Why didn't you say that George?

Mr. Coakley: We are currently maxed out I understand in that watershed anyway so that's probably one of the better places to have the larger recharge area. Like I said I also feel there is a certain number of inequities that have taken place with some of the homeowner or property owners particularly Cahoon. But just think about it and think what type of --- we are talking about, I would think like minimum 5 acre, 4 or 5 acre something like that that would be like estate type properties if anyone would be interested in that.

Mr. Yost: Aren't you thinking of I guess if its in the Master Plan then we create it in the Code Book but just putting suggestion in the Master Plan that the Town should consider zoning of whatever to whatever in these areas and not actually do a rezoning.

Mr. Coakley: Last time the rezoning was done like a year or two prior to the Master Plan well actually it was done like a year prior to us beginning to work on the Master Plan revision so it was 2005 so it was probably 2000 was the last rezoning.

Mr. Yost: Yeah I think it was.

Mr. Coakley: 1999 or 2000 somewhere around there. So I mean it could be done independently or we can I think include that along with the Master Plan.

Mr. Yost: 98.

Mr. Coakley: As far as I know Link is the only one I know I believe was on the Planning Commission at that time.

Mr. Stump: I like the 5-ish acre concept that is what I've had running through my mind for the last couple years when this concept has been percolating something in that area. I mean that as a minimum and even go larger as you go out, that is the concept that I have been toying with.

Mr. Sneed: So are we really only talking about that gray area in the south then?

Mr. Coakley: Primarily yes.

Mr. Stump: The other option is the one up off of Cattail.

Mr. Yost: Well yeah this property up here, the Warther property, they have inquired about developing some time in the future.

Mr. Sneed: How many acres is that, that's not on here.

Mr. Coakley: What is it 127 acres or something like that.

Mr. Yost: Yeah something like that. There is 25 right behind the elementary school that is part of the same property that is zoned  $\frac{3}{4}$ .

Mr. Stump: Is that the one that we have seen a couple of proposed plans for but they don't have any allocation or am I thinking of other properties.

Mr. Yost: They really need to submit a plan or a request.

Mr. Stump: But they don't have any allocation do they?

Mr. Yost: Nope. And then Dave McKenzie carved 25 acres out of this piece so whatever I left I think it is a total of 100 acres certainly.

Mr. Coakley: Yeah 2 or 3 parcels. Isn't it 3 parcels now?

Mr. Yost: No it is 2 parcels that is just Dave McKenzie in the middle of it, it used to be all  $\frac{3}{4}$  and just all 25 acre zoned, well Dave McKenzie got that house with 25 acres separated  $\frac{3}{4}$  from the rest of it so it is still one big parcel. Actually no it can't be no.

Mr. Coakley: I thought it was 3 parcels, the one is  $\frac{3}{4}$  zoned, and the other had McKenzie's, which is RDT, and then you have the remaining parcel that is RDT.

Mr. Yost: Yeah they probably did have to carve parcels out to be able to do that. But in any event they really are interested in just developing this and they said they want to put a few houses over here but would dedicate that to all parkland if that is what we wanted, which is kind of a neat idea.

Mr. Coakley: And then Jamison owns the south side of Cattail there?

Mr. Yost: Yep all this is Jamison.

Mr. Stump: Is that the area where he proposed for the reforestation area, I am blanking on the...

Mr. Yost: No that is not on Cattail that is going to be right here.

Mr. Stump: Yeah that is what I meant right there.

Mr. Stump: Isn't that the one where he came to us for the 3 or 4 lots.

Mr. Yost: Yeah this is Bobby Jamison's here.

Mr. Sneed: And he wants to put them close together and count the acreage along the rest of the property. So the rest of that is zoned the way it is zoned, are we thinking of rezoning that or leaving it.

Mr. Coakley: I was leaving that the way it was because it is also an active farm.

Mr. Stump: And since he has already got the usage with the cluster that he wants out of it...

Mr. Coakley: He is putting his two kiddie lots in under the provisions that predated 1968.

Mr. Yost: I think it was 81.

Mr. Sneed: So you want to talk in the future less to be thinking about this but you also want to be thinking about whether we want to do the rezoning or whether we just want to recommend it in the Master Plan, you want to talk about that at a subsequent meeting.

Mr. Coakley: I honestly think it would be easier to go ahead and recommend the rezoning and go ahead with it and do it that way. If we just recommend it in the Master Plan it will probably end up taking a few more years to get to the point we are at right now.

Mr. Stump: I like the idea of making it more concrete by actually proceeding and not just throwing a recommendation out.

Mr. Coakley: So give it some thought and we will address it at a future meeting once we get our survey up and going and stuff.

Mr. Yost: I was thinking as we start getting survey results back and everything we might want to hold special work sessions just to go over the Master Plan to really make our time more efficient and get through it, the holidays are going to be on us before we know it.

Mr. Coakley: Ok I know time flies.

### **Citizen Comments**

Mr. Coakley: Ok any citizen comments? Any other pieces of business, comments, inquiries?

### **Adjournment**

Mr. Coakley: Do I hear a motion to adjourn?

Mr. Stump: I move we adjourn.

Mr. Sneed: Second.

Mr. Coakley: All in favor?

All: Aye.

Mr. Coakley: Thank you all.