

**PLANNING & ZONING COMMISSION**  
**MINUTES**  
**April 7, 2011 (7:00 pm)**

The meeting was called to order by Chair, Rogers Clements. Also in attendance were Ursula Boudart, Christopher Capano, Robert Gell, David Jarinko and Wib Pumpaly.

The minutes from the March 1, 2011 meeting were reviewed with Ursula Boudart making the motion to accept them as written. This was approved 5-0.

Permit 10-09, Daniel R. Simmons, 1625 West Old Philadelphia Road, major permit for new home. A revised site plan application is being submitted to decrease the size of the dwelling and to add a detached garage. An existing garage and shed will be demolished. After a quick review of the plans, David Jarinko motioned to re-approve Permit 10-09; this was unanimously approved. 5-0

Permit 11-01, Curtis Elmer, 332 Caroline Street, major permit for addition and garage. This permit has been approved by the Historic District but there was still some question with P&Z involving the quality of the drawings submitted. It was noted that an addendum was added by the Town Administrator prohibiting the garage being used for anything other than auto, household or yard storage. Discussion ensued regarding the troublesome accuracy of the set-backs, the scale problems and other aspects of the drawings. It was decided to send the drawings back for corrections of scale and measurements before final approval.

Permit 11-04, John Warner, 520 Calvert Street, minor permit to fence in back yard. After examining the permit and obtaining details, Chris Capano motioned to accept Permit 11-04 and all approved. 5-0

Permit 11-05, Ursula Boudart, 308 Baltimore Street, minor permit for removal and subsequent replacement of trees. David Jarinko made the motion to accept permit 11-05. This was approved 4-0 with 1 abstention.

Permit 11-06, Joseph Manganaro, 135 Inspiration Road, major permit for deck, concrete hot tub pad, shed and fencing. After discussion concerning the shed/garage, Ursula Boudart moved to accept Permit 11-06 and all approved.

Permit 11-07 (103 Cool Springs Road, Lot 3) & Permit 11-08 (125 Cool Springs Road, Lot 213), Ryan Homes, major permit for single family home with attached deck and detached garage. With a brief discussion concerning set-back lines, forest retention lines, easement lines, building envelopes and where to measure from for set-backs, Chris Capano motioned to accept Permit 11-07 with unanimous approval.

Permit 11-08 (125 Cool Springs Road, Lot 213), Ryan Homes, major permit for single family home with detached garage. Upon a brief review of the plans and a request that

the drawings be made easier to read, David Jarinko motioned to approve Permit 11-08 and all concurred.

Further discussion concerned changes/revisions in models and if the whole process would have to be restarted for each permit. It was noted that attention to set-backs and building envelopes was the most important fact but this office would need the same revision paperwork as the County. The whole process would not have to be restarted. It was suggested that the Town Administrator be allowed to approve revisions to previously approved permits.

Permit 11-09, Mary Hlavin, 716 North Ogle Street, minor permit for 3-rail fence. After a review of the permit, David Jarinko motioned to accept Permit 11-09 and all approved.

A brief discussion concerning an investor interested in the 240 Frederick Street property ensued with the notation that it was hoped the Town could complete Cooper Avenue and that the 5 houses could be build on the now-combined 5 lots.

There was further discussion concerning the Planning & Zoning Review meetings.

There being no further business Ursula Boudart moved to adjourn the meeting and all agreed.