

Town of Sudlersville
Planning Commission Meeting
October 17, 2019

Call to order:

The meeting was called to order at 7:00 PM by Chair Elter. In attendance were Commission members Williams, Coleman, Luckhart, and Kimble.

Attendance: Elter welcomed guests Ron Ford, President of Sudlersville Council; Crissy Talty, new Clerk for the Town, and Jo Manning, Town Administrator.

The Pledge of Allegiance was recited.

Minutes from the September 19, 2019 meeting: A motion to approve the September 19, 2019 minutes was made by Kimble, a second by Luckhart, a vote of 5-0 was entered.

Reports:

Code Enforcement Report – report was reviewed;

Building Permit Report – report was reviewed;

Rent Report – was reviewed; a discussion ensued regarding waiving the inspection requirement on properties that are used by family members and the determination of whether the renter is a family member; Elter felt if no money is collected for rent the Town should not inspect the property but if unit is separate from the primary residence of the landlord or the property is rented to a non-family member then it should be inspected; after a lengthy discussion the Planning Commission agreed to make no recommendations at this time to the Commission regarding this ordinance; Mr. Kimble explained at the time of the origination of this ordinance it was to decrease the number of slum lord issues and that the ordinance and inspections have accomplished this with some success

Old Business:

The PC decided to review Chapter 3 of the Property Maintenance Manual at its next meeting.

New Business:

Manning shared with the Planning Commission information from a meeting earlier in the week with Mr. Ford and a group representing Travis Pastrana. Mr. Pastrana is an American stock car and rally driver, motocross rider, and extreme sports competitor. He is looking to purchase the BDC farm and Charlie Leager property to build a racetrack. The proposed project would bring many events to the Town at various levels of attendance; with at least two major events made for TV. This group may also be interested in purchasing the Town's surplus property to include with the future growth of this project. Manning explained this type of project is a "permissible use with conditions" per the Zoning Ordinance. After discussion the PC noted two concerns, noise and traffic. They would like to request a noise study be presented with the preliminary site plan and if available a traffic study or comments on a future traffic study. There was concern with noise and the Town's curfew. Manning stated the information shared at the

meeting was there were no current plans for any night racing. The PC members are very interested in this project and look forward to future meetings with the Pastrana group.

Amendment to Zoning Ordinance – an amendment was reviewed and discussed for the zoning ordinance; this was prepared by Peter Johnston to further clarify and allow for future businesses to locate in Sudlersville by use of the floating zone. There were no questions or concerns at this time.

With no further business to discuss, a motion to adjourn was made by Kimble at 8:05 PM, a second by Williams, a vote of 5-0 was entered.

Respectfully submitted,

Crissy Talty
Clerk