



Minutes of the Planning Commission Worksession  
17 March 2021

Approved:

This meeting was held online using the Zoom App. Attendees could attend by video or telephone.

Attendees: Commissioners Georgette Cole, Charlie Challstrom, Robert Johnson (alternate), and Peter Nagrod, HPC Chair Bob Booher, Town Council member Pat Klein, residents Joan Mahaffey, and Audrey Maskery.

Call to order 7:34 pm.

1) Peter moved approval of the agenda; Charlie seconded. Discussion of the connection of Oak and Center Streets to Washington Grove Lane was added as 3f. Approved, 4/0.

2) Robert moved approval of the 2/22 minutes; Peter seconded. Approved as presented 4/0.

3) Comprehensive Plan

3a) We viewed the new zoning map from Kirk Eby. It looks great and the newest changes were approved. However, our discussion identified other changes needed. It is proposed Growth Area 1 should have the light green hatching to indicate it is a park. The same hatching on the lower field was questioned, but Mayor Compton says that's correct. (G: Ask Charlie if the Piedmont Crossing designation is correct?)

More significantly we realized the Town has a strong interest in annexing land on the other side of the CSX railroad tracks. There is good historical connection to support this action. Charlie, Robert and Bob will collaborate on the necessary research, documentation, and writing to add this as a new Growth Area 5 to our CP. This would cover from Aitchison Crossing to the property right behind Hanigan's. Charlie will wait to talk to Kirk until the new Growth Area is sorted out.

3b) Sec 2.3.1 Town Boundaries: We looked over a document prepared by Peter, but decided to defer consideration until next month so everyone could more easily compare the old and new language.

3c) Sec 4.4 Recreation Shed: was built in 1997 and dedicated as "Ann's Folly" in 1998. For Section 5.1 Description of MacGregor Park: draft based on email/conversation with Neumann, Negin, Challstrom and Lehman is tentatively accepted, but additional information should be sought from Pat Patula.

3d) Section 8.1 Commercial Corner: change made to recommendation 5 (shared use path). Note that Mayor Compton says it's fine to discuss potential Comprehensive Plan changes with the owner of

the Commercial Corner as they are a legitimate “stakeholder” in the potential revitalization of the property.

3e) Section 9.7 Infill Devel and Redevel: Bob’s edits were accepted with a minor change made in paragraph 5, “by adopting Maximum Enclosed Area limits **in residential zones.**”

3f) Oak and Center Street connectors to WG Lane. A tentative proposal was to look into making these connections into better “walkways” for a more welcoming Town entrance along WGL. Charlie has distributed documents from the 1979 ordinance which authorized closing the streets to vehicular traffic.

4) New Business: Charlie Challstrom has been nominated to the Maryland Municipal League 2021 Municipal Hall of Fame for 20 years as an elected official of the Town of Washington Grove. Kudos to Charlie! Well done!

Also, under new business Joan Mahaffey asked what could be done about the Roberts Oxygen trucks now parked with “hazmat” signed material immediately adjacent to #3 Ridge Road. Patty has been discussing this with ESPC and would like suggestions on County avenues to pursue. Department of Environmental Services was suggested, possibly Dept of Homeland Security.

Charlie noted that the annual report to the Maryland of Department of Planning (David Dallstrom) was due. He will distribute it to us before our April 7 PC meeting. It will then go to the Town Council on April 12 to be accepted before submission.

We adjourned at 9:28 pm.

Georgette will integrate the current changes into a 031721 draft for circulation to Commissioners and posting to the Town web site before the next work session. Our next meeting will be April 21.

Submitted by Georgette Cole