

**MIDDLETOWN PLANNING COMMISSION**  
**31 West Main Street**  
**Middletown, Maryland**

**Regular Meeting**

**April 18, 2011**

The regular meeting of the Middletown Planning Commission took place on Monday, April 18, 2011 at 7:00 p.m. at the Middletown Municipal Center, 31 West Main Street, Middletown, MD 21769. Those present were Chairman Carney, Commission members David Lake, Bob Smart, Bob Miller, Chris Goodman, Alternate, Richard Gallagher, Temporary Alternate, Commissioner Dietrick, Bruce Carbaugh, Director of Operations and Construction and Cindy Unangst, Staff Planner.

**I. Regular Meeting Minutes of March 21, 2011** – approved as submitted

**II. PLANS**

**Coblentz Grove Improvement Plans** – Chairman Carney asked a few questions as this is the first development with the new storm water management regs., therefore the Commission is unsure how they will work. Chairman Carney asked about the maintenance of the swale on lot 1. Farhad Memarsadeghi, owner stated that the swale is just grass therefore the owner would just have to mow it. Farhad stated that the swale is 2ft from edge to edge shallow depression. Bruce Carbaugh stated that he gave Cindy a copy of his comments which were very minor. Bruce stated that he will need a Public Improvement Cost Estimate submitted for approval. Cindy stated that Bruce gave her the fee in lieu of for sidewalk installation which is \$7,000. Farhad will pay this to the Town and the Town can use the money to install a sidewalk where needed in town. Cindy stated that the Health Department has signed off on the SWM plans but they are waiting on the letter from MDE to sign the Improvement Plans.

**South Mountain Collision Metal Shop Site Plan** – It was noted that this is a second location for this business therefore the only parking spaces needed will be for the employees only; there will be no customers at this site. Cindy stated that based on the square footage of this building this business would require 20 spaces.

Motion by Lake to approve the site plan for South Mountain Collision Metal Shop as presented with the following conditions: 1) no signage at this location and 2) a modification/exemption from the required 20 parking spaces to only 5 for the employees only, seconded by Smart. Motion carried (5-0).

**Asian Café Site Plan** – Chairman Carney stated that this is a change of use for this property from an automobile showroom to a proposed Asian restaurant. Cindy stated that 36 parking spaces are required for this business based on the square footage. Cindy stated that the current layout shows 42 spaces but with the improvements to Green Street many of those spaces will not be available due to the proposed curb and gutter. Ron Jenkins, the agent representing the owner of the Asian Café was present; he stated that the new plans showing property lines in relation to the building and parking, trash area with enclosure, location of grease trap, correct parking lines, existing a/c unit, existing lighting and proposed signage as we discussed at the workshop did not arrive today via UPS. He hand drew up a plan the best he could and showed it to the commission so he could discuss the location of the proposed underground fuel tank. In order to get the distance needed the only place to put the tank is in the middle of the parking lot, but there is a storm water management area in that vicinity. Bruce will be in touch with Mr. Jenkins and get the storm water management area marked.

It was noted by the Planning Commission that they would like to get a letter from the Owners of the building (John Rudy and Lee Ropp) that the leasee has the authority to make such modifications to this property. It was also noted that since the leasee has an agent(Mr. Jenkins) representing him, they would like a letter from the leasee that Mr. Jenkins has the authority to make such decisions on his behalf.

Bruce stated that typically with this type of business we require a monitoring manhole at the property line; Mr. Jenkins stated that would not be a problem if the Town would require us to put one in. Bruce also recommended that there be no front end parking in the front of the building along Church Street, it was recommended that some sort of barriers be placed to defer people from parking there. Bruce also asked about the meter size they would need; the agent stated that ¾” meter would be fine for them. Bruce will look at to make sure it is a true ¾” meter installed.

### **III. ZONING**

**Restricted Vehicle Text Amendment** – Chairman Carney stated that he was in the process of drafting a memo in response to this back to the Burgess and Commissioners but was unable to get it finished. He will send it out via email with attachments once finished.

#### **Violations –**

Restricted vehicles – on hold

**IV. 2010 Annual Report** – Cindy stated that she was unable to finish the map as her computer came down with a virus. She passed out a new permits issued sheet that totals all the permits issued in the last 5 years. The commission talked about what new recommendations they would like to make, and it was agreed to keep the three existing recommendations and add #4-The Town Planning Commission shall promote sustainable development practices thru its development review process.

If any others were thought of, the commission is to get them to Cindy before next month’s workshop. Cindy would like to get this approved next month and sent to the Town Board for their approval.

### **IV. PUBLIC COMMENTS – no public comments**

Meeting adjourned at 8p.m.

Respectfully submitted,

Ann Barkdoll  
Administrative Specialist