

MIDDLETOWN BOARD OF APPEALS
Middletown, Maryland 21769

Board of Appeals Minutes

March 22, 2011

The Middletown Board of Appeals met on March 22, 2011 at 7:00 p.m. at the Middletown Municipal Center, 31 W. Main Street, Middletown, MD 21769. Present were Chairman Fred Rudy, Kenneth Kyler, Chris Stimac, Alternate and staff planner Cindy Unangst.

Others present were: Kenny Keeney, Allen Moore, John Rudy, Martha Pirrone, Bob Miller and Mrs. Miller

Minutes – Chairman Rudy asked if there were any corrections to the December 22, 2010 minutes. Hearing none, Mr. Kyler motioned to accept the minutes, seconded by Mr. Stimac and passed unanimously.

Case MT-B-11-01 (South Mountain Collision) – asking for a special exception use for a vehicle repair facility in the TC Town Commercial District at 3 Garage Drive, Middletown, MD 21769.

Cindy stated this case was properly advertised, adjoining property owners were notified and the property was properly posted.

Cindy reported that the applicant is filing for a special exception use of a vehicle repair facility in the Town Commercial district. The business is to be located at 3 Garage Drive in the garage building on the Model Garage property. Vehicle repair and service facilities are a special exception use in all commercial districts in Middletown. The vehicle repair special exception use in Town Commercial districts was amended by a vote of the Burgess & Commissioners on Monday, March 14, 2011 to include major repairs, involving the repair or replacement of engine, transmission, chassis or body work, and to change the weight limit for vehicles to 2.5 ton instead of one ton. Cindy read her staff report and recommendation and then read the Planning Commission's approval of the special exception use at their meeting last night.

There was no discussion regarding the South Mountain Collision request.

Motion was made by Mr. Kyler to approve the special exception use as requested, seconded by Mr. Stimac with the contingent that site plan approval will be needed by the Planning Commission. Motion carried (3-0).

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Cynthia K. Unangst
Zoning Administrator