

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

**Regular Meeting**

**April 16, 2012**

The regular meeting of the Middletown Planning Commission took place on Monday, April 16, 2012 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 Miller, Bob Smart, Commissioner Chris Goodman, Rich Gallagher, Alternate and Bruce Carbaugh, Director of Operations & Construction.

**I. Regular Meeting Minutes of March 19, 2012 – approved as corrected.**

**II. PLANS**

**Putman Plumbing & Heating Revised Site Plan** – Chairman Carney read Staff comments left by Cindy. Chairman Carney stated that the proposed changes involve storm water management which is being addressed differently as there is no retaining wall being proposed. Chairman Carney also stated that there are some elevation changes being proposed. Chairman Carney stated that at the discussion during the workshop from the neighboring property owners, there was concern with the storm water runoff.

Commission member Lake stated that he wanted to make it clear that if the Commission does approve this revised site plan tonight that we do not hold Mr. Putman hostage ‘so to speak’ on reaching an agreement with Mr. Winkler. Mr. Putman is meeting all the necessary requirements on our end and this is an issue between two property owners.

Mr. George Winkler (owner of 103 S. Church Street) was present. Mr. Winkler stated that he never found out about these proposed changes until late Tuesday evening, therefore he had no time to discuss or review what is being proposed. Mr. Winkler stated that he doesn’t see the need to expedite this and he is asking for it to be extended until he and Mr. Putman are able to talk about the changes and what impact if any it will have on his property.

Dan Lavelle, engineer for the Putman site plan, stated that the concerns with storm water runoff, lighting, etc. will all be handled at the Improvement plan stage. His lead time for Improvement plans is 60-90 days, therefore he doesn’t see the necessity of holding up this revised site plan for 30 days. If we get the approval on this revised site plan, we can move forward with the Improvement plans and be able to get the storm water runoff numbers, etc. Mr. Lavelle stated that the storm water runoff requirements are through Frederick County; they are who tells us what is ok or not ok.

Bruce Carbaugh stated that this is just a modified site plan, or a conceptual plan,; what is being proposed is to re-approve the overall site plan. Bruce stated that what is being proposed as far as storm water runoff looks like it will be better overall. Bruce stated that the discharge will remain in the same paths and that this property is surrounded by an infiltration trench.

There was also some discussion about the lighting being proposed; it was clarified that what is being proposed is 1 light on an 18’ pole. Mr. Lavelle stated that the details on the plan are wrong but would be corrected on the Improvement plans.

Motion by Lake to approve the proposed revised site plan as submitted, seconded by Smart. Motion carried (5-0).

**III. ZONING**

**Violations** – Tow truck – Washington Street – Commission Miller stated that the truck has been moved to the Elm Street parking lot.

**IV. MISCELLANEOUS**

**V. PUBLIC COMMENTS – none.**

Meeting adjourned at 7:34p.m.

Respectfully submitted,

Ann Barkdoll  
Administrative Specialist

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