

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

July 16, 2012

The regular meeting of the Middletown Planning Commission took place on Monday, July 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, Ron Forrester, Temp. Alternate, Bruce Carbaugh, Director of Operations & Construction and Cindy Unangst, Staff Planner.

I. Regular Meeting Minutes of June 18, 2012 – approved as submitted.

II. PLANS

St. Thomas More Academy Site Plan - Cindy stated that she received a proposal from Saint Thomas More Academy for a change of use of 103 Prospect Street from a public school to a private school of 105 students and 19 staff members. No new building square footage is being proposed. Cindy stated that they have 14 regular parking spaces and 1 handicapped parking space. Chairman Carney confirmed that school will start at 8:15am. Memo from Bruce Carbaugh stated that he is ok with the proposed no-parking sign they wish to place along the street from 8-9am and 3-4pm. for drop off and pick-up of the students. Bruce stated that they need to get the request for the sign into the Town Board for their approval as soon as possible. Cindy stated that they are FRO exempt because Section 16.40.13 states that any transfer that does not involve a change in land use or new development is exempt.

Joe Rosen, 104 Prospect St. – asked what the age of the kids would be. It was stated that they would be Pre-K through 8th grade students.

Bill Watkins, 100 Prospect St. – is concerned about parking. Mr. Watkins stated that he has no off street parking; therefore if there is no parking from the sidewalk in front of the library from 8-9am. and 3-4pm daily he would have to go out and move his vehicles during those times. Mr. Watkins stated that they currently park their vehicles in front of the library and asked if the no-parking area could be pushed down to the edge of the School property. After some discussion, it was agreed to move the no-parking area from 8-9am. and 3-4pm. to just in front of the school property.

Motion by Smart to approve the proposed site plan as submitted with the change in no parking area as noted and eliminate the FRO comment currently on the plan, seconded by Miller. Motion carried (5-0).

III. ZONING

Vehicle Sales – Chairman Carney stated that the vehicle sales text amendment is being forwarded to the Town Board for their recommendation.

Violations – S. Jefferson St. – Shed has been torn down
Young Branch Dr. – Boat has been moved to driveway and is for sale.
Ivy Hill Dr. – Cindy has sent letters to 2 untagged vehicle property owners.

IV. MISCELLANEOUS

V. PUBLIC COMMENTS – none.

Meeting adjourned at 7:27p.m.

Respectfully submitted,

Ann Barkdoll
Administrative Specialist

DRAFT