

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

June 18, 2012

The regular meeting of the Middletown Planning Commission took place on Monday, June 18, 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 and Cindy Unangst, Staff Planner.

I. Regular Meeting Minutes of May 21, 2012 – approved as submitted.

II. PLANS

Main Cup Expansion Site Plan – Cindy stated that Mr. Brenengen the owner of the Main Cup has submitted a site plan to expand the restaurant into the area where Smith Financial Services was previously. Cindy stated that this is all interior expansion. Cindy stated that Mr. Brenengen is proposing to replace the existing 30x30” tables with 36x36” tables to provide a more comfortable dining experience. There will be no change in the number of seats for the front dining room, the “book room” is being eliminated, the main dining room will have 6 less seats, but a new private dining room will include seating for 72 patrons and the bar seating will increase from 12 to 26 patrons. The total of new seating being proposed is 60. It was noted that any new signage must be presented to the zoning administrator for approval prior to being installed.

Cindy stated that Bruce Carbaugh had a few comments: 1) Provide details of kitchen expansion, additional sinks, dishwashers, food grinders, etc. that will impact the existing grease removal system. 2) Provide details of the existing grease removal system; manufacturer, capacity, etc. 3) Provide the current maintenance frequency and the person or company that cleans and maintains the unit. 4) Provide plumbing drainage plans & details when available that indicate how the new kitchen will be drained and connections to the grease removal system. 5) Provide a copy of the building permit construction drawings to the Town office when available.

The commission discussed the parking situation. With the increase in seating being proposed Mr. Brenengen will need 14-15 additional parking spaces. Cindy stated that once the W. Green Street improvements are complete there will be additional street parking there; patrons can use the parking lot behind the Municipal Building as well as the Elm Street Parking lot.

Motion by Lake to approve the proposed expansion site plan submitted for The Main Cup as submitted conditional on Bruce Carbaugh’s requests, seconded by Smart. Motion carried (5-0).

Middletown High School Concession Stand Expansion Site Plan – Cindy stated that she received a site plan to expand the concession stand at the football field. The purpose is to assist customers more easily. Cindy stated that this is an exterior expansion as they are requesting to double the size of the concession stand and add two additional serving windows to serve customers more efficiently.

Bruce Carbaugh stated in his comments that if the expansion is to include additional kitchen equipment he will need details of the equipment and connections to any existing plumbing. Cindy stated that there is no new kitchen equipment being proposed at this time.

Motion by Smart to approve the Middletown High School Concession Stand Expansion Site Plan as submitted, seconded by Lake. Motion carried (5-0).

III. ZONING

Vehicle Sales – Chairman Carney stated that the Commission talked about this in February and then again at the joint workshop with the Town Board in May. Chairman Carney wants to move forward with this. Cindy stated that she has sent this to the Town Attorney for review, expecting to have his review back in time for the July meeting.

Violations – Untagged Car – E. Main Street – Cindy has sent violation letter
Chickens – Cindy stated that this is on the Town Boards agenda for July.
Seek – shed addition without permit – Cindy sent letter and is monitoring.

IV. MISCELLANEOUS

Welcome Ron Forrester, Temp. Alternate - Chairman Carney welcomed Mr. Forrester to the Planning Commission.

V. PUBLIC COMMENTS – none.

Meeting adjourned at 7:34p.m.

Respectfully submitted,

Ann Barkdoll
Administrative Specialist