

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

**Regular Meeting**

**March 18, 2013**

The regular meeting of the Middletown Planning Commission took place on Monday, March 18, 2013 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, Rich Gallagher, Ron Forrester, Commissioner Chris Goodman, Bruce Carbaugh, Director of Operations & Construction and Cindy Unangst, Staff Planner.

**I. PUBLIC COMMENT - none**

**II. Regular Meeting Minutes of February 18, 2013 – approved as submitted.**

**III. PLANS**

**Coblentz Property Preliminary Plan Review** – Chairman Carney stated that the Burgess & Commissioners approved the master plan modification for the Coblentz Property. Bruce Carbaugh stated that he looked at the plan and ARRO comments and our design manual standards requires 150' roadway centerline radius and the plan shows 63' radius on some and 75' radius on some. Bruce stated that he has tried all vehicle types and all can get around these radius' but if a tractor trailer would come through on the 63' radius it will need to take both lanes to get around, but it works. Bruce also stated that at the entrance the existing water quality structure will be destroyed due to the entrance construction; therefore the applicant will need to look at this area and account for the structure being removed. Bruce also stated that an accel/decel lane will more than likely be required when considering the ultimate buildout. The applicant stated that he didn't see the need for an accel/decel lane with the first phase of this development as it will probably only be 35 houses for some time due to the fact that he has to provide another water resource before phase 2 of this development can be built. The applicant agreed to look at putting the accel/decel lane in but if they feel it's not necessary at this time a note will be added to the plans. All parties agreed that a note on the plans would suffice regarding the requirement for the accel decel lane and the timing with respect to phasing would be determined. Bruce stated that he is completely fine with this.

Motion by Lake to approve the preliminary plan with the following conditions: 1)waiver requests identified on plan, 2)waiver for mountable curbs required, 3)center line radius of roads waiver to be added, 4)traffic volume analysis to determine the need for accel/decel lane, 5)curb & gutter along Green Street, and 6)plan showing all revisions of Fred. Co. comments, seconded by Smart. Motion carried. (5-0).

**Parking Lot Special Exception Use** – Commission member Lake stated that he left the workshop with the impression that this property was consistent with the zoning ordinance. Mr. Lake wanted to get clarification on the process of this request. Mr. Lake was questioning who exactly is approving the site plan. Per the ordinance Section 17.44.060 C it states that all applications for a special exception request shall be referred to the Planning Commission for a recommendation. Mr. Lake then stated that 17.44.060 D states that the Board of Appeals, in passing upon special exception applications, may attach conditions considered necessary to protect the public welfare and the comprehensive plan, including conditions which are more restrictive than those established for other uses in the same zone.

After much discussion it was determined that the Planning Commission needed to make recommendations on the Site Plan in front of them tonight to the Board of Appeals as they will not be able to do so later.

Motion by Lake to recommend approval of the Special Exception use on the following conditions: 1)removal of space #12, 2)separate ingress/egress, add to the proposed signs at Green Street, 3)remove spaces 7 & 8, mark pavement no parking, hazard pole guidelines?? (guy wires??), 4)minimum 3' shrub plantings along both east & west side of parking area at the end of the parking spaces to defer the car lights from adjoining properties, 5)50' setback of paved area to address the protection of adjacent land and buildings, 6)driveway curved to center of parking lot, 7)sign above garage doors on apartment building stating parking for funeral home only, and 8)conditional on SWM approval by Fred.Co., seconded by Miller. Motion carried (5-0).

#### **IV. ZONING**

**Violations** – Camper on Groff Court – removed

#### **V. MISCELLANEOUS**

**2012 Annual Report Draft** – defer to next month.

#### **VI. ADDITIONAL PUBLIC COMMENTS – none**

Meeting adjourned at 8:26pm.

Respectfully submitted,

Ann Griffin  
Administrative Specialist