

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

March 21, 2011

The regular meeting of the Middletown Planning Commission took place on Monday, March 21, 2011 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 Smart, Bob Miller, Chris Goodman, Alternate, Richard Gallagher, Temporary Alternate, Commissioner Dietrick, and Cindy Unangst, Staff Planner.

I. Regular Meeting Minutes of January 17, 2011 and February 21, 2011 – approved as corrected.

II. PLANS

Miller Commercial Properties Demolition Plan – Chairman Carney stated that Miller Commercial Properties is requesting to demolish an existing 834 square foot metal and wood framed shed to install an underground propane tank. It was noted that according to the Town code a 1,000 gallon underground tank must be at least 15 feet from the property lines and buildings, therefore it is necessary to demolish this structure in order to meet these requirements.

Motion by Smart to approve the demolition site plan as submitted, seconded by Miller. Motion carried (5-0).

III. ZONING

Restricted Vehicle Text Amendment – Cindy stated that at the Town Board meeting on February 28, 2011, the Town Board received the Planning Commission's disapproval for changes to the restricted vehicles provisions in the Town Code that the Town Board included from their February 7th meeting. The Town Board has now decided that they would like to include Section 17.32.065 regarding on-street parking, but have proposed that it be limited to residential districts instead of all districts as the Planning Commission previously recommended.

Chairman Carney stated that Cindy has started to draft a letter in response to the Town Board's request to change the ordinance but they are waiting on clarification on who governs Church St (Rt.17) and Main St. (Alt.40). The commission feels the ordinance is too broad and there is no definition of what a residential street is. Regarding Section 17.32.065A, Bob Smart has suggested that since there is no definition of 'residential street' in the Town Code, that the sentence should read, "Except as otherwise provided in Subsection (B) of this section, a person may not park a restricted vehicle on any street in or adjacent to any residential district in Middletown. The commission decided to table responding to the Town Board until next month.

Vehicle Repair Special Exception BOA – Cindy stated that she received a request from South Mountain Collision Center for a vehicle repair facility at 3 Garage Drive. As stated in the Middletown Municipal Code, a recommendation is requested from the Planning Commission for all special exception requests.

Motion by Lake to recommend approval of the proposed vehicle repair facility at 3 Garage Drive, seconded by Smart. Motion carried (5-0).

Violations –

Restricted vehicles – on hold

IV. PUBLIC COMMENTS – **Mike Tabor** – requested that the Planning Commission have copies available of any items they will be discussing at the meetings so that public can comment on as well.

Meeting adjourned at 7:47p.m.

Respectfully submitted,

Ann Barkdoll
Administrative Specialist