

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

November 21, 2011

The regular meeting of the Middletown Planning Commission took place on Monday, November 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 Miller, Bob Smart, Chris Goodman, Alternate, Rich Gallagher, Temp. Alternate, Commissioner Dietrick, Bruce Carbaugh, Director of Operations & Construction and Cindy Unangst, Staff Planner.

I. Regular Meeting Minutes of October 17, 2011 – approved as submitted.

II. PLANS

Hough Demolition Plan – Elizabeth Hough of 23 East Main Street submitted a demolition site plan for an old storage building.

Motion by Smart to approve the Hough demolition site plan as presented, seconded by Miller. Motion carried (4-0-1 Lake abstained).

III. ZONING

Solar Collection System Text Amendment – Cindy stated that she made the one minor change noted from the Workshop. It was the consensus to recommend back to the Town Board for their approval and public hearing.

Middletown Vet Clinic Sign – Cindy stated that the Middletown Vet Clinic wishes to place a freestanding sign in front of the business on South Church Street. It was noted that a freestanding sign is allowed but needs to be at least 10 feet from any public right-of-way, service drive or entrance. Mr. Bauk, owner of the Vet clinic, stated that the sign he is thinking about putting up will be 36”x42” and approximately a foot off the ground. Mr. Bauk asked if the sign could be lighted; Cindy stated that there was nothing in the code that prohibits it from being lighted.

After some discussion, there was a motion by Lake to approve the sign with the condition that it come back to the Town Planner with lighting and material information for her approval, seconded by Miller. Motion carried (5-0).

Violations – Cindy sent a letter to 1 Woodmere Circle about the RV in driveway.

Asian Café – Cindy stated that she contacted Mr. Jenkins who is present tonight about the addition that is going up to the back of 7 North Church Street; the addition was not on the previously approved site plan. Mr. Jenkins explained to the commission that the existing heating/ac unit in the building was no good, it was leaking, etc. Therefore they had to replace that unit and in order for the unit to work properly it is best that the unit be off the ground, therefore because of the size of the unit they had to put a 12x12 addition on the back to sit the unit on. Mr. Jenkins stated that he had the engineer working on revising the site plan so he could submit to the Town but in the mean time the

owner of the Café hired the workers to put the addition on. The commission advised Mr. Jenkins to have the work stopped immediately; Cindy will contact the County to get an inspector out.

After much discussion, motion by Lake to conditionally approve the revised site plan as presented to add the structure for the heating/ac unit, lighting relocation, and relocation of 1 handicap space, seconded by Smart. Motion carried (5-0).

IV. MISCELLANEOUS

V. PUBLIC COMMENTS – none.

Meeting adjourned at 7:48p.m.

Respectfully submitted,

Ann Barkdoll
Administrative Specialist