

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

October 16, 2017

The regular meeting of the Middletown Planning Commission took place on Monday, October 16, 2017 at 7:00 p.m. at the Middletown Municipal Center, 31 West Main Street, Middletown, MD 21769. Those present (quorum) were Commission Chairman Mark Carney, Commissioner Tom Catania (Ex-Officio), Commission members Bob Miller, David Lake, Dixie Eichelberger and Meredith McKittrick (Temp. Alternate). Others present in official capacity: Cindy Unangst (Staff Planner) and Annette Alberghini (Recording Secretary). Others present: Ann Miller (property owner) and Geoffrey Ciniero (C.M.S. Associates).

OCTOBER MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT – None

II. Regular Workshop Minutes of August 16, 2017 – Approved as submitted.

Regular Meeting Minutes of August 21, 2017 – Approved as submitted.

III. PLAN REVIEW

Williams Chicken-Coop Demolition Plan – (Bill Williams (property owner) not present). This is the proposed removal of an existing 11' x 22' chicken coop at the center of the property at 19 East Main Street. All the requirements of Section 17.32.160 of the Town Code have been met. Adjacent property owners have been notified and the property has been posted. Demolition will be performed by Donald Dickensheets, Myersville, Maryland, and is expected to take no more than 30 days once begun. No explosive or incendiary device will be used. There are no water or sewer connections to the building, and no hazardous materials are present. Once demolished, the site will be seeded. A demolition permit must be obtained from the County prior to the demolition. All demolition and post demolition restoration shall be completed within ninety (90) days of issuance of a demolition permit unless otherwise approved by the Middletown Planning Commission.

Action: Commission Member Lake motioned to approve the Williams Chicken-Coop Demolition Plan as submitted. Seconded by Commission Member Miller. Motion carried (4-0).

Miller Property Revised Lighting Plan – (Ann Miller (property owner), Geoffrey Ciniero (C.M.S. Associates, the developer), present). This is the proposed re-development of existing buildings in phases into new retail and/or restaurant uses. This revised lighting plan is for Phase III of the re-development project which includes the renovation of the existing main building, construction of a new brick patio in front of the existing building, installation of a new stormwater facility and associated piping, and construction of new grassed islands around the stormwater facility and building. The property is located at 121 and 203 East Main Street. The Improvement Plans were conditionally approved by the Planning Commission in June 2017. The Planning Commission reviewed the Lighting Plan and Architectural Renderings for the Miller property in August 2017. The Staff Planner briefly reviewed the draft minutes from the August 2017 Planning Commission meeting.

- **Lighting Plan Revisions** – The revised lighting plan shows that the previously proposed eight pathway-type lights around the stormwater facility and parking area have been replaced with three antique pole lights which are to be 8 feet tall. The lower pathway-type lights were determined to not be adequate to light the parking area when cars are parked in that area. An additional goose-neck light has been added on the west side of the proposed market building and

some of the other eight goose-neck lights have slightly shifted from the previously proposed locations for better lighting coverage. Additional foot-candle measurements are now being shown for the existing lighting on the site. Also shown on Sheet LT-2 is a photo of what the proposed step lighting will look like. A total of 14 step lights is proposed with one on each side of each step and two on each side at the upper and lower landings.

- **Lighting Entering the Property from Main Street** – The revised lighting plans show zero-foot candles when entering the east and west side of the property from Main Street. Existing off-property lighting, not shown on the lighting plan, includes a street light located directly across Main Street from the property, and a light located near the property line on the gas station property adjacent to the site. The Planning Commission determined that existing lighting is satisfactory for the entrance into the front of the property from Main Street.

Action: Commission Member Miller motioned to approve the Miller Property Lighting Plan as presented. Seconded by Commission Member Eichelberger. Motion carried (4-0). The property owner was reminded that if there are any changes to the lighting plan, the Planning Commission must be notified.

IV. ZONING

Asian Café (7 N. Church Street) – Flashing Business Sign – Planning Commission members have noted that the “open” sign at the Asian Café is flashing. It is in violation of Town Code. The Commission has asked that the Zoning Administrator be notified.

Town Cleaners (813 E. Main Street) – Flashing Business Sign - Planning Commission members have noted that the “open” sign at Town Cleaners is flashing. It is in violation of Town Code. The Commission has asked that the Zoning Administrator be notified.

V. MISCELLANEOUS

Joint Town Board/Planning Commission Meeting – The next joint Town Board/Planning Commission meeting is scheduled for Monday, November 6, 2017 at 6:30pm. It was suggested that the following items be discussed: 1. The definition of Family in the Town Code and its’ impact on single family dwellings, 2. Air Beds and Breakfasts (Airbnbs) within the Town limits, and 3. The resident notification process when districts are rezoned/changed.

Richland Driving Range – The Staff Planner noted that she has a scheduled meeting with the architect of the Richland Golf Course Driving Range structure to discuss the proposed Driving Range. The Site Plan was conditionally approved June 2016. Improvement Plans have not been submitted.

VI. ADDITIONAL PUBLIC COMMENT – None.

Meeting adjourned at 7:33pm.

Respectfully submitted,

Annette Alberghini
Recording Secretary