

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

December 19, 2022

The regular meeting of the Middletown Planning Commission took place on Monday, December 19, 2022, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Vice Chairman Bob Miller, Commission member Christopher Mills, Town Board Liaison Jean LaPadula, Alternate Eric Ware. Others present in official capacity: Cindy Unangst (Staff Planner) and Annette Alberghini (Recording Secretary).

DECEMBER MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- None

II. Minutes of November 2022 Planning Commission Workshop -Approved as submitted.

Minutes of November 2022 Planning Commission Meeting - Approved as submitted.

III. PLAN REVIEW – None

IV. ZONING –

Pool Ordinance Revisions – The Town Zoning Administrator is recommending changes to the Town’s pool regulations and the Town Board wants the Planning Commission to review them. The Zoning Administrator recommends adding regulations that address the required enclosure/barrier for pools to comply with Frederick County regulations. After much discussion of the quorum, it was decided to table this item until the full Planning Commission can meet in January.

V. COMPREHENSIVE PLAN UPDATE

Chapter 9 – Municipal Growth Element – The Staff Planner, reviewed the updates to Table 9-4, In-Fill Lots Available for Development. The Commission received the updated table as a separate attachment in an email. The missed lots were added to the table and the corresponding impacts were updated. Titles have been added to tables where needed. On page 14 a statement regarding certain land parcel annexations possibly supporting connector roads between the Foxfield Section 6 property and Route 17, or between Route 40A and the Foxfield subdivision was added. The water line allocation is needed from the Town Administrator. Once received, the information will be added to the population projection graph.

Draft goals for the Water Resource Element are still needed. The Water/Sewer Committee will be providing them.

Chapter 9 – Municipal Growth Element Map – The Staff Planner reviewed the maps. The Septic Tier Map must be added to the Water Resource Element Chapter.

VI. MISCELLANEOUS – The Staff Planner reported that she and the Director of Public Works

met with representatives from Frederick Seibert and Associates regarding the preliminary review of the improvement plans for Foxfield Section 6 development. Concerns include property topography and driveway grades, driveway lengths and projected on-street parking throughout the subdivision. The Planning Commission recommends referencing the Director of Public Works comments on parking in Middletown Glen when discussing on-street parking.

VII. Additional Public Comment – None

Meeting adjourned at 7:43 P.M

Respectfully Submitted,



Annette Alberghini,
Recording Secretary