

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

March 21, 2022

The regular meeting of the Middletown Planning Commission took place on Monday, March 21, 2022 at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chairman Mark Carney, Commission members Sean Mahar, Commissioner Jean LaPadula (Ex-officio), Chris Mills, Bob Miller, and Eric Ware (Alternate). Others present in official capacity: Cindy Unangst (Staff Planner) and Patty Guyton (Recording Secretary).

MARCH MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT - None

II. Minutes of the February 2022 Planning Commission Workshop – Approved as submitted.

Minutes of the February 2022 Planning Commission Meeting – Approved as submitted.

III. PLAN REVIEW – none

IV. ZONING –

Sign ordinance revisions – Staff added track changes from March Workshop for the Planning Commission to review. Staff asked the Planning Commission if the max number of signs should still be 3 signs for each street or public right-of-way for individual businesses. Members agreed that a max of 3 signs per business is good but asked staff to add language stating that if a business would want more signage, they would need to go through the Board of Appeal committee. Chairman Carney asked staff to give examples of max size of square footage in the sign tables. There was much discussion on window signs and the Planning Commission members suggested increasing the Town Commercial district’s entire window area to a maximum of 50% or 32 square feet whichever is less. Staff will make changes and add more information for the Planning Commission to review at the April meeting.

V. COMPREHENSIVE PLAN UPDATE

Chapter 8 Municipal Growth Element – Staff reviewed the changes to the chapter that included the updated section of the Growth Trends & Patterns and tables. Staff stated they are still working on projected growth for 2040.

VI. MISCELLANEOUS

Annual Report 2021 and Map – No update since last meeting. Staff is still waiting on water and sewer information from Town Administrator. Members suggested adding Goal: Maintain the Historical Rural Community Nature of the Town from Chapter 8 of the Comp plan to the annual report under Ongoing Recommendations.

VII. Additional Public Comment – none

Meeting adjourned at 8:39PM.

Respectfully submitted,

Patty Guyton
Recording Secretary