

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

August 21, 2017

The regular meeting of the Middletown Planning Commission took place on Monday, August 21, 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, Rich Gallagher, David Lake and Dixie Eichelberger (Alternate). Others present in official capacity: Cindy Unangst (Staff Planner) and Annette Alberghini (Recording Secretary). Others present: Ann Miller (property owner), Geoffrey Ciniero (C.M.S. Associates), Annalisa Geiger (property owner) and Bob Smart (town resident).

AUGUST MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT – None

II. Regular Workshop Minutes of June 14, 2017 – Approved as submitted.

Regular Meeting Minutes of June 19, 2017 – Approved as submitted.

III. PLAN REVIEW

Geiger Shed Demolition Plan – (Annalisa Geiger (property owner) present). This is the proposed removal of an existing 8.7' x 10' metal shed behind the existing home at 307 West Main Street, with the purpose of replacing it with a new 8.7' x 10' prefab shed in the same place. 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 the homeowners and will take place during normal working hours, and is expected to take two weeks. The work to be performed will not conflict with the water and sewer on the property. 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 shed will be taken to the landfill to be recycled. 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. The property owner was informed that a Middletown zoning certificate will need to be obtained prior to the installation of the new shed.

Action: Commission Member Lake motioned to approve the Geiger Shed Demolition Plan as submitted. Seconded by Commission Member Gallagher. Motion carried (4-0).

Miller Property Lighting Plan and Architectural Review – (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 lighting plan and architectural renderings are 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.

- **Acceptance of conditions of approval** – The applicant has updated the parking chart on the cover sheet (CV-1) to reflect the correct number and type of parking spaces. The applicant also added the zoning classification of the property to the Site Analysis Notes on Sheet C-1. Per the point-by-point response letter received July 10th from Geoff Ciniero, P.E., Ms. Miller has decided to limit access off East Green Street to delivery trucks during the day only. When no deliveries are being made to the site, the access will be locked by a gate to vehicular traffic. An access will remain open for pedestrians during restaurant hours of operation. After hours, the pedestrian access will be locked to secure the site. The Town Engineer verified that all his comments have been addressed.
- **Lighting Plan** – The proposed lighting consists of eight pathway-type lights around the stormwater facility and parking area, and eight goose-neck lights on the north, west and south sides of the main building (Phase III). The foot-candles show that the lighting is contained to the area around the lights due to their downward-facing design. The developer emailed information and pictures of what the additional proposed stair lights would look like.
 - **Lighting of Stairs Area** – The developer provided a letter that showed what type of recessed light would be used in that location. The number to be used was not indicated. The developer stated that there would be 1 light on both sides of each step.
 - **Lighting From Parking Lot to Side Entrance** – Questions were raised concerning the need for more lighting in this location than what is identified on the lighting plan. The developer stated that due to existing lighting from other buildings on the property, that there is more than enough lighting for that location.
 - **Lack of Information on the Lighting Plans** – It was stated that the lighting plan does not provide enough foot-candle information in certain areas of the plan. This lack of information is important for the Planning Commission to make its recommendation on this and future plans affecting this property re-development. A complete lighting plan must be provided. It was suggested that the developer look at the lighting plans provided for the Cross Stone Commons development, and the new Fire Station as examples to follow.
- **Architectural Renderings** – The applicant has submitted architectural plans for the building renovations for review and approval of the Planning Commission.
 - **Final Color** – The architect of the project noted that final color was considered a minor item of the permitting process and did not state what the color would be. The developer stated that the colors are what is shown on the renderings which are green and white. The property owner stated that green would be similar if not the same as what is already used on other buildings on the property.
 - **Canopies** – It was noted that the canopies shown in the rendering do not match the information provided in the email. The developer stated that the renderings will match the information given in the email. It was stated that a condition of the approval could include that any changes in the architectural plans need to be brought before the Planning Commission for approval.

Action: Commission Member Lake motioned to conditionally approve the Miller Property Lighting Plan, conditional upon the applicant providing a complete lighting plan for the site, and to conditionally approve the Miller Property Architectural Plans, conditional upon any future changes to the architectural plans needing to be brought before the Planning Commission for review and approval. Seconded by Commission Member Miller. Motion carried (4-0).

IV. ZONING – None

V. MISCELLANEOUS

Caroline’s View/ Horman Apartments – The Horman plans have been signed. They now have two years to obtain a grading permit.

Franklin Commons – Developer contacted staff planner for confirmation as to how long the Improvement Plans are good for.

VI. ADDITIONAL PUBLIC COMMENT – None.

Meeting adjourned at 7:36pm.

Respectfully submitted,

Annette Alberghini
Recording Secretary