

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

April 15, 2024

The regular meeting of the Middletown Planning Commission took place on Monday, April 15, 2024, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chair Mark Carney, Vice Chair Sean Mahar, Commission member Christopher Mills, Town Board liaison Larry Bussard, Alternate Lori Summers and Temporary Alternate Dave Hiller. Others present in official capacity: Cindy Unangst (Staff Planner) and Annette Alberghini (Recording Secretary).

APRIL MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- none

II. Minutes of March 2024 Planning Commission Workshop – Approved as submitted.

Minutes of March 2024 Planning Commission Meeting – Approved as submitted.

III. PLAN REVIEW – None.

IV. ZONING –

Remsberg Park Annexation – The Staff Planner reviewed the requested zoning for the property in conjunction with the town's comprehensive plan and the county's comprehensive plan maps. She noted that the County has the east wastewater treatment plant designated as Institutional for the land use. Since Middletown does not have an Institutional zoning district, all institutional properties are zoned Open Space. The annexation map, the land use maps and zoning maps all of which include Remsberg Park were quickly reviewed.

The Town Attorney provided her legal opinion concerning whether the proposed annexation would create an enclave. The annexation of Remsberg Park does not create an enclave for any property(ies) as Holter Road is a county road, and the annexation does not violate the intent of the Maryland law. The next step in the process is to send both the annexation plan and the resolution to the State and County for review. This will be followed by 4 weeks of public notice before the town board holds a public hearing.

Motion: Commission member Mahar motioned that the Planning Commission approve recommendation to the town board to approve the annexation of Remsberg Park and the East Wastewater Treatment Plant property as the proposed annexation is consistent with both the 2023 Comprehensive Plan and Open Space zoning designation. Seconded by commission member Mills. Motion passed (5-0-1) Commissioner Bussard abstained.

V. MISCELLANEOUS:

Legal Opinion – Cross Examination During Planning Commission Meeting – The Town Attorney provided a legal opinion indicating that an individual can be cross examined during planning commission meetings as decisions are made there. Swearing in will establish the

credentials. The Chair can have the questions directed towards him as head of the Planning Commission and he will then determine who can answer.

The Planning Commission must have a clearer understanding of what it can and cannot require when reviewing plans. At the Joint workshop on May 6th the Staff Planner will have a list of purviews of the Planning Commission as it relates to the town code and a list of purviews of the Zoning Administrator for everyone to review.

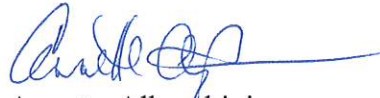
May 6, 2024 Joint Meeting – Another agenda item for this meeting is an update from the Rental Housing Task Force.

Planning Commission Direction – Usually once a new comp plan has been completed and approved, the Planning Commission generally begins to review the subdivision and zoning sections of the town code to clean up any inconsistencies and bring sections more in line with any changes made to the comprehensive plan.

VIII. Additional Public Comment – None.

The meeting was adjourned at 7:25 P.M.

Respectfully Submitted,



Annette Alberghini
Recording Secretary