

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

December 18, 2023

The regular meeting of the Middletown Planning Commission took place on Monday, December 18, 2023, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Vice Chairman Christopher Mills, Commission members Sean Mahar, Eric Ware, Alternate Lori Summers, Temporary Alternate Dave Hiller, and Town Board Liaison Jean LaPadula. Commission Chairman Mark Carney was not present. Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary) and Richard Gallagher from 23 Woodmere Circle.

DECEMBER MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- Richard Gallagher, 23 Woodmere Circle, stated that he was thankful for the Planning Commission Workshop held on December 13th regarding the FCPS School Replacement Project. He did address his concerns that there has not been any public outreach from FCPS and that he feels that the Town is caught in the middle due to the Town holding the public meeting and not FCPS. Mr. Gallagher also stated that he feels that the Planning Commission has done well regarding the Comprehensive Plan.

II. Minutes of October 2023 Planning Commission Workshop – Town Board Liaison Jean LaPadula stated that she would like her name omitted from the minutes regarding the tree line for the Middletown Library project due to it being a concern for her neighbors as well. Commission member Sean Mahar motioned to approve the minutes with the changes mentioned and Commission member Eric Ware seconded the motion. All approved. (5-0)

Minutes of October 2023 Planning Commission Meeting – Commission member Sean Mahar motioned to approve, Commission member Eric Ware seconded, all approved. (5-0)

Minutes of November 2023 Planning Commission Workshop – Commission member Sean Mahar motioned to approve, Commission member Eric Ware seconded, all approved. (5-0).

III. PLAN REVIEW – None

IV. ZONING – None

V. COMPREHENSIVE PLAN:

Comprehensive Plan review comments – Cindy Unangst, Staff Planner, reviewed comments that were received from the Maryland state agencies and then the public. There was much discussion about some grammatical errors, updating crosswalk warning locations and other minor updates. After the discussion, the quorum decided that Cindy Unangst, Staff Planner, can

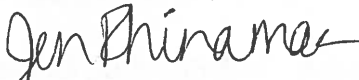
make those changes at her discretion. Commission member Sean Mahar stated that there should be asterisks after the expiration dates in Table 8-2. Cindy Unangst, Staff Planner, will make those changes. Commission member Christopher Mills will update Figure 8-1 in conjunction with the new table that was provided by Bruce Carbaugh, Director of Public Works. There was discussion regarding the Housing Element numbers in Table 3-1 needing to be updated. The quorum decided that Cindy Unangst, Staff Planner, can update those numbers. There was also discussion regarding the comments from MDE about the buffer on streambanks in areas with steep slopes. The quorum decided to have Cindy Unangst, Staff Planner, add a sentence to update the increased amount requested by MDE. Cindy Unangst, Staff Planner, stated that she will contact John Mattingly to start working on the updates after the Holidays.

VI. MISCELLANEOUS: None

VII. Additional Public Comment — None

The meeting was adjourned at 8:33 P.M.

Respectfully Submitted,
Jen Rhinaman,


Recording Secretary