

**MIDDLETOWN PLANNING COMMISSION**  
**31 West Main Street**  
**Middletown, Maryland**

**Regular Workshop**

**December 13, 2023**

The workshop of the Middletown Planning Commission took place on Wednesday, December 13, 2023, at 7:00 p.m. in person and via LifeSize. Those present (quorum) were Commission Chair Mark Carney, Members Chris Mills and Sean Mahar, Town Board Liaison Jean LaPadula, Alternate Lori Summers, and Temporary Alternate Dave Hiller. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Mike Glaros (Cannon Design), Brad Ahalt (FCPS), Dr. Dan Lippy (FCPS), Shawn Benjaminson (ADTEK Engineering), Nichole White (Symmetra Design), Ryan Fox (Whiting-Turner) – all for school concept plan, and Kyle Baker (Frederick County) for library project.

**DECEMBER MONTHLY PLANNING COMMISSION WORKSHOP:**

**PLAN REVIEW**

**Middletown Middle and Elementary School Concept Plan review** – The concept plan discussion began with Brad Ahalt, Project Manager for FCPS, giving opening remarks. Mike Glaros from CannonDesign then gave a PowerPoint presentation about the project with Ryan Fox from Whiting/Turner also contributing to the presentation. Planning Commission members gave their feedback to the concept plan. Concerns centered on the disappointment in the consultants not considering residents' concerns from past workshops, the safety of the students in accessing the site, the availability of fields during construction and after the building is complete, utility connections, stormwater management, lack of community outreach, and results of the traffic assessment. Chair Carney then opened the workshop to public comment. More than a dozen citizens expressed their concerns and asked questions of the consultants. Issues included: outreach, concern about the depiction of correct property lines, the stacking of cars along East Green Street, the loss of fields for MVAA to use, concern about stormwater management, concern about residents using the proposed bus lane on the east side of the property as a cut-through to the County Park, replacement of sports facilities that will be lost with construction of the new school, the traffic assessment, the lack of additional options for placement of the school, and the need to see a plan for the whole school complex.

**Middletown Library Project compliance update** - Project Manager, Kyle Baker, gave the commission members an update on the construction of the library. Items completed include the landscaping, the bio-retention facilities within the parking lot, the sidewalks, the installation of the light poles, and partial completion of the stormwater management facilities on the west side of the property which should be completed by the end of the week. The topcoat of the parking lot is scheduled for Saturday, December 16<sup>th</sup>, and the lighting will be turned on and evaluated next week. The stone on the building should be completed within the next week or two. A temporary U&O will hopefully be in place at the beginning of the new year.

**ZONING - none**

**COMPREHENSIVE PLAN UPDATE**

**Comprehensive Plan review comments** - The review comments from MDP and residents will be discussed at the PC meeting next Monday.

**MISCELLANEOUS** - none

**Workshop adjourned at 9:40pm.**

Respectfully submitted,

A handwritten signature in black ink that reads "Cynthia K. Unangst". The signature is written in a cursive style with a large, prominent initial 'C'.

Cynthia K. Unangst, AICP  
Middletown Staff Planner