

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

**Regular Workshop**

**February 15, 2023**

The workshop of the Middletown Planning Commission took place on Wednesday, February 15, 2023, at 7:00 p.m. in person and via LifeSize. Those present (quorum) were Commission Chairman Mark Carney, Members Bob Miller, Chris Mills, Sean Mahar, Town Board Liaison Jean LaPadula and Temporary Alternate Lori Summers. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Farhad Memarsadeghi (Memar Corporation), Mike Wiley (Wormald Homes) and Trevor Frederick (FSA, Inc.).

**FEBRUARY MONTHLY PLANNING COMMISSION WORKSHOP:**

**PLAN REVIEW**

**Foxfield Section 6 Improvement plans** – Cindy reviewed sections of her staff report and there were some responses from the applicant. There was discussion about the recreation facilities and walking trails, access to the recreation facilities, landscaping, the drainage easement shown thru the open space lot to be dedicated to the town for a community center and stop sign locations.

**ZONING**

**Fence ordinance proposed revisions** – Commissioner LaPadula reviewed the previous recommendations made by the Planning Commission to the Town Board for revisions to the fence ordinance passed last year. There was discussion about the fence special exception regulations.

**COMPREHENSIVE PLAN UPDATE**

**Water Resource Element** - Cindy stated that the Water and Sewer Committee meeting had finalized the goals and objectives for the chapter. There are still graphs that need to be updated. Commission member Mahar said he will take some time to review the chapter to ensure all goals are addressed.

**Municipal Growth Element** - Cindy requested the members to read thru the population projection paragraphs ahead of the meeting next week and to provide her any feedback.

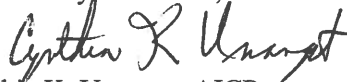
**MISCELLANEOUS**

**PC Rules of Procedure** – As the Town Board still hasn't heard back from the Town Attorney in regards to their question about voting when attending meetings virtually, the PC could add a statement in the Rules of Procedure stating that their procedures will follow the town board's procedures.

**Annual Planning Report 2022** – Cindy quickly reviewed the information in the report thus far and asked the commission members to review the PC recommendations at the end of the report ahead of the meeting.

**Workshop adjourned at 8:45pm.**

Respectfully submitted,

  
Cynthia K. Unangst, AICP  
Middletown Staff Planner