

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Workshop

February 14, 2024

The workshop of the Middletown Planning Commission took place on Wednesday, February 14, 2024, at 7:00 p.m. in person and via LifeSize. Those present (quorum) were Commission Chair Mark Carney, Members Chris Mills, Sean Mahar and Eric Ware, Town Board Liaison Jean LaPadula, Alternate Lori Summers, and Temporary Alternate Dave Hiller. Others present in official capacity: Cindy Unangst (Staff Planner), Mike Wiley (Wormald Companies), Ed Schreiber (Frederick Seibert, Inc.), Nicole Waller (applicant). Residents in attendance: Christine Faschini (9 Stine Court), Eugene Maliszewskyj (8 Stine Court) and Dale Haines (adjacent property owner to Foxfield Section 6).

FEBRUARY MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW

Waller Subdivision Plat – Cindy went through the points of her staff report that she wanted to bring attention to and told alternates Summers and Hiller to let her know if they had questions about a plat review as this was their first one. It was brought up that she questioned some of the survey and setback measurements, and the plat was missing an approval block for the health department which has a copy for review and approval. There were concerns from commission members about the alley on the north side and Cindy said she would talk to Bruce about those concerns. His staff report is expected by the meeting on Monday, the 19th. Cindy also reviewed the Water Supply and Wastewater Capacity Management Plans and how they relate to subdivision plats.

Heritage Park Subdivision Plat – Cindy went through key points in her staff report including the lack of an approval block for the health department and the subdivision requirements for this plat. There were questions about the development potential of the subdivided lot if the town ever decided to sell it after purchasing it from the bank. The planning commission approval block has a statement that says, “approved as a division of land, not for development, with the stipulation that the foregoing Owner’s Statement be made a part of the deed conveyance.”

Foxfield Section 6 Improvement Plans – Cindy reviewed the important comments in her staff report. There was discussion about the reinforced access road at the south end of the property and whether the appropriate easements have been secured from the County for the sewer line and the access at the northeast corner of the park property. There was also discussion about the Preliminary Water & Sewer Capacity memo from Drew Bowen that was sent to the Planning Commission in December 2020 which will need to be updated. Resident Christine Faschini relayed a few concerns to the commission members such as the need for the garages to be large enough to park two cars in, the need for railings along steps as this is to be a development for older adults, the positioning of fire hydrants so they aren’t a hindrance to maneuvering into driveways, planning for snow removal, and using a material more durable than mulch on the trails to cut down on the expense of replenishing it every year. Adjacent property owner, Dale Haines, spoke about his concerns related to the close proximity of the walking trails to his working farm and potential conflicts, along with perhaps adding evergreen trees in the buffer to alleviate any conflicts.

ZONING

Remsberg Park Annexation – Cindy explained that the plat for the property to be annexed is not ready yet but is in the process. The previous plat for the property when it was up for annexation twenty-some years ago was amended after that so that at this time we do not have an accurate plat of the Remsberg Park property. There was some discussion of the prior annexation request and the potential enclave of Coventry Court at the time. It has since been determined that annexing the park will not create an enclave of those homes.

COMPREHENSIVE PLAN

Comprehensive Plan revised draft – Cindy stated that John Mattingly will review the new spring flows graph. She also reviewed revised maps showing the inclusion of Remsberg Park within the growth boundary. There was discussion about changes that should be made to the maps. Cindy also reviewed the minor edits needed in Chapter 9 for the inclusion of the park within the town boundary.

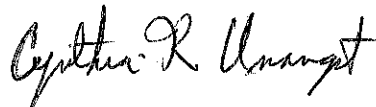
MISCELLANEOUS

Annual Planning Report 2023 – Cindy reviewed the state of the annual report including which sections were complete and which needed to be updated. She asked that the commission members think about recommendations from the PC that should be added. Chair Carney stated that one of the new recommendations should be the accessory dwelling unit assessment and study.

PC Rules of Procedure – Cindy spoke about the new virtual meetings policy approved by the Town Board for their meetings. It was decided to include the policy in the PC procedures. Cindy also asked whether the word “chairman” should be replaced with “chair.” It was agreed that it should. There was also discussion on Section 4.2 that states the order of business should be approved as the first order of business during the meetings. Since that has not been done in the past, it was agreed to delete that section. Cindy will make the edits.

Workshop adjourned at 9:05pm.

Respectfully submitted,



Cynthia K. Unangst, AICP
Middletown Staff Planner