

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

**Regular Meeting**

**January 17, 2023**

The regular meeting of the Middletown Planning Commission took place on Tuesday, January 17, 2023, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chairman Mark Carney, Commission members Bob Miller, Sean Mahar, Christopher Mills, Town Board Liaison Jean LaPadula, Alternate Eric Ware and Temporary Alternate Lori Summers. Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary), Andrew Brown (applicant). Residents present: Joseph and Valerie Holliday, 98 Summers Drive; Shane and Cheryl Gray, 502 West Green Street; Rodger and Analisa Geiger, 307 West Main Street; and Edgar and Cara Rodonich, 311 West Main Street.

**JANUARY MONTHLY PLANNING COMMISSION MEETING:**

**1 PUBLIC COMMENT-** Rodger Geiger, 307 W Main Street, stated his concern is an issue with adding another property to the existing sewer line. Mr. Geiger was also concerned about parking issues, water bill and taxes going up for his property due to the new triplex. Annalisa Geiger, 307 West Main Street, stated her concern regarding the possibility of more noise, trash, and noisy dogs that the new tenants may possibly have. Joseph Holliday, 98 Summers Drive, stated his concern of the new build being an eye sore, issues with the Rain Garden overflowing, issues with traffic and stated that there is too much new construction in town. Valerie Holliday, 98 Summers Drive, stated her concern about the safety of her children and her dogs due to more traffic from the new triplex. Shane Gray, 502 W Green Street, stated his concern about the new property rental possibly being Section 8 housing. Mr. Gray also stated his concern about the developer being responsible for the new utility line and the new sewer line, as well as not enough parking spaces. Cara Rodonich, 311 West Main Street, stated her concern that traffic, and parking issues will be worse for current residents and the excessive growth in new development in the town.

**11. Minutes of December 2022 Planning Commission Workshop -**Approved as submitted.

**Minutes of December 2022 Planning Commission Meeting -** Approved as submitted.

**III. MISCELLANEOUS – Elect Planning Commission Chairman and Vice Chairman for 2023**

•**Planning Commission Chair** – The Staff Planner opened the floor to accept nominations for Chair of the Planning Commission for 2023. Commission member Mahar nominated Mark Carney as Planning Commission Chair for 2023. There were no other nominations. Motion carried (5-0).

•**Planning Commission Vice Chair** – The Staff Planner opened the floor to accept nominations for Vice Chair of the Planning Commission for 2023. Commission member Christopher Mills nominated Robert Miller as Planning Commission Vice Chair for 2023. Commission member Miller declined. Commission Chairman Mark Carney nominated Christopher Mills for Vice Chair of the Planning Commission for 2023. There were no other nominations. Motion carried (5-0).

**IV. PLAN REVIEW – Green Street Flats Triplex Site Plan** — Cynthia Unangst, Staff Planner, reviewed the plan for the new triplex. There was much discussion regarding the rain garden being able to absorb the water runoff if there is a torrential downpour. Commission Chairman Mark Carney stated that Frederick County approved the rain garden as part of the Stormwater Management Concept Plan. Commission member Mahar stated that the rain garden will retain the water and then will have large rocks placed so that the excess water will run off on the rocks. There was much discussion regarding the dimensions of the total distance from the edge of the road to the edge of the parking spaces. The Planning Commission stated that the plan should include additional information regarding the area between Summers Drive and the apron. After further review, the board concluded that there is ample space allotted for parking. Commission member Mills stated that the new plan for the triplex needs to be signed and stamped by the project engineer. Commission member Mahar made a motion to approve the Green Street Flats Site Plan contingent on the comments on the staff planners report, proposed lighting for the building, the building restriction line from Summers Drive amended per the Board of Appeals approval, affirmation of the exact location of the curb and gutters along West Green Street, utilities to the property needing to be shown on the plan, details of the cross section of the proposed rain garden, soil erosion control measures and indication of where the stockpile is to be located, and to include the distance from the edge of Summers Drive to the proposed 4-inch-high berm and whether the apron to the parking spaces and berm will be paved. Commissioner Mills seconded the motion. All members approved. Motion carried. (5-0)

**V. GREEN STREET FLATS ARCHITECTURAL REVIEW** — Andrew Brown, applicant, described the following about the appearance of the new triplex: the siding will either be seagrass or forest green Main Street woodgrain vinyl siding, there will be Nutterhouse Harvest Chiseled Limestone placed on the Summers Drive side of the triplex, the roof will be composed of slate gray asphalt shingles, the windows will have white vinyl, the doors will be a dark wood grain and possibly painted black, the decking will be white, the rear door will be a French door and will match the front door, the front porch will be white vinyl, there will be lighting along the patio and the walkway from the front of the triplex to the parking lot. Mr. Brown also stated that he is waiting to hear back from First Energy regarding the electric and utilities for the triplex. Commission member Mills motioned to accept the architectural renderings. Commission member Miller seconded the motion. All approved. Motion carried. (5-0)

**VI. ZONING – Pool Ordinance Revisions** — Cindy reviewed the changes proposed by the Zoning Administrator, Robert Wilkes and by discussion during the Planning Commission workshop to Sections 15.16 and 17.32. Commissioner Mills motioned to accept the changes made to the pool ordinance revisions per the updated information from the Zoning Administrator and proposed additions from Planning Commission members. Commission member Mahar seconded the motion. All members approved except for Town Board Liaison LaPadula who abstained. Motion carried.

## **VII. COMPREHENSIVE PLAN UPDATE:**

**Chapter 8 Water Resources Element** — There was discussion regarding the Historic Spring Flows chart. Cindy Unangst, Staff Planner, stated that the chart needs to be updated to show changes in more recent years. Commission member Mahar stated it is a very important graph and he will reach out to Andrew Bowen, Town Administrator, to assist with updating the graph. Town Board Liaison LaPadula suggested that the graph be renamed to Ground Water Recharge so that it would be easier to understand

what the graph is. Cindy Unangst, Staff Planner, stated that the no service section of the Existing Demand Graph be removed and revised. Cindy Unangst, Staff Planner, stated that on Table 8-7, the new and non-residential water/sewer demand data needs to be updated. Cindy Unangst, Staff Planner, also stated that the list of all the stormwater management facilities within the Town limits needs to be an appendix. There was also discussion regarding the deadline for the goals for the Water Resources Element from the Water & Sewer Committee. Town Board Liaison LaPadula stated that she would obtain the information for the deadline.

Population Protection Graph — Cindy Unangst, Staff Planner, would like more definition to the graph as to where the current lines will intersect. Commission member Mills will update the graph.

**VIII. MISCELLANEOUS — PC Rules of Procedure** - Alternate Commission member Lori Summers stated that Section 3 for meetings needs to state meetings every third Monday unless it falls on a holiday, in which case it would be the third Tuesday of the month. Commission Chairman Mark Carney and Town Board Liaison LaPadula are in question since the State of Emergency has been lifted if your vote counts in the quorum vote if you are remote. Town Board Liaison LaPadula will follow up with the answer for this question.

**IX. Additional Public Comment — None**

Meeting adjourned at 8:48 P.M

Respectfully Submitted,

Jen Rhinaman,  
Recording Secretary