

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

**Regular Meeting**

**July 17, 2023**

The regular meeting of the Middletown Planning Commission took place on Monday, July 17, 2023, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chairman Mark Carney, Commission members Eric Ware, Sean Mahar, Christopher Mills, Temporary Alternate Dave Hiller and Town Board Liaison Jean LaPadula. Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary) and Andrew Brown (4352 Nicholas Court, Middletown) Green Street Flats Applicant. Diana Corl was present via LifeSize.

**JULY MONTHLY PLANNING COMMISSION MEETING:**

**I. PUBLIC COMMENT- None.**

**II. Minutes of June 2023 Planning Commission Workshop -Approved as submitted.**  
**Minutes of June 2023 Planning Commission Meeting - Approved as submitted.**

**III. PLAN REVIEW – Green Streets Flats Improvement Plan Review** — Cindy Unangst, Staff Planner, reviewed her staff report regarding the updates to the Improvement Plan. There was discussion regarding the new utility lines. Andrew Brown, the applicant, stated that he is unsure if the utility lines need to be underground. He also stated that they will be updated and listed on the as-built plans. There was discussion regarding the trash receptacles. Cindy Unangst, Staff Planner, stated that there is no exact location for the trash to be picked up due to different drivers on the routes. Planning Commission Chairman Mark Carney stated that the trash receptacles should possibly be placed on the east side of the building so that they are out of public sight. Andrew Brown, applicant, stated that the receptacles can be placed there if he does not have to add a sidewalk to the plan in that location. Town Board Liaison Jean LaPadula asked if the trash receptacles will have a fence around them. Andrew Brown, the applicant, stated that he may place a picket fence around the area. Commission Chairman, Mark Carney asked of there will be one pad for all levels of the building to place their trash. Andrew Brown, applicant, stated that he will assess the location for the trash receptacles as it gets closer to the building process. Commission members Sean Mahar and Christopher Mills stated that the trash receptacles could be located on either side of the building. There was also discussion regarding the lighting on the outside of the building. Commission Chairman Mark Carney stated that the lighting will cover the sidewalk as well as three parking areas and that the lighting may cross the boundary line of the property to the east, but not much if at all. Commission member Mahar stated that the proposed lighting should not project too far on the property besides in the vicinity of the building. Commission member Christopher Mills motioned for an approval on the following conditions: Final stormwater management plan approval by Frederick County, screening of trash receptacle area if kept on the

west side of the property and providing electric utility location information on as-builts. Commission member Eric Ware seconded the motion. All approved. (5-0)

**IV. ZONING – None**

**V. COMPREHENSIVE PLAN UPDATE:**

**Chapter 10 Implementation** — Cindy Unangst, Staff Planner, reviewed the discussion for the changes to the chapter from the June meeting. The discussion regarding the Housing Action Plan was that mid-term goal three should state “leverage the outcome of the needs assessment to examine changes to the Municipal Code regarding the variety of housing types”. The discussion regarding the Community Facilities Chapter was to add the term “and other community recreational” in both of the mid-term goals, as well as the long-term goal. The discussion regarding the Transportation chapter was that everyone agreed to leave the action steps as-is. The discussion regarding the Sustainability chapter was that Commission Chairman Mark Carney stated that the chapter includes action items for the Town and nothing pertaining to the community. Town Board Liaison Jean LaPadula inquired about food waste facilities and Town businesses still using plastic bags. Commission member Christopher Mills and Cindy Unangst, Staff Planner, stated that objective number two and short-term goal number two cover those inquiries by Town Board Liaison Jean LaPadula. There was no discussion regarding the Water Resources chapter.

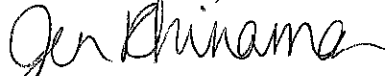
**VI. MISCELLANEOUS:** Commission member Sean Mahar gave an update on possible road connections that could impact the school design plan.

**VII. Additional Public Comment** — None

The meeting was adjourned at 8:16 P.M.

Respectfully Submitted,

Jen Rhinaman,



Recording Secretary