

**BURGESS AND COMMISSIONERS
OF MIDDLETOWN MARYLAND**

TOWN WORKSHOP MEETING MINUTES

WORKSHOP MEETING

March 7, 2019

The workshop meeting of the Burgess and Commissioners of Middletown was called to order on March 7, 2019, by Burgess Miller at 7:00 p.m. in the Middletown Municipal Center, 31 W. Main Street, Middletown, Maryland. Present were: Commissioners Larry Bussard, Jennifer Falcinelli, Christopher Goodman, Rick Dietrick and Tom Catania.

PERSONAL REQUESTS FOR AGENDA:

STAFF REPORTS:

Community Deputy Report – Dfc. Hewitt gave the report for February.
Staff Planner Report – Cindy gave her report as attached to agenda.
Engineer’s Report – Bruce gave his report.
Main Street Manager’s Report – Becky gave her report.
Zoning Administrator’s Report – Mark gave his report.

UNFINISHED BUSINESS:

Employee Handbook Updates (Vote-March 11, 2019) – Burgess Miller stated that we have seen this a few times and we are ready for a vote on Monday, March 11, 2019. Commission Catania stated that he will not be in attendance on Monday but, is ok with the updates to the Employee Handbook.

Social Media Policy & Archiving (Vote-March 11, 2019) – Burgess Miller stated that we have seen the social media policy a few times and if the Board has no changes or comments, we will vote on this on Monday, March 11, 2019. Commissioner Catania stated that he is good with the social media as presented.

Discussion of Self-Storage in General Commercial (GC) Zoning District Code Conflict – Dowd Property – Burgess Miller reviewed Drew’s findings with the Board in relation to the conflict in the Town Code Section 17.20.020 C and Section 17.48.340 E. Under GC (17.20.020 C) Special Exceptions, it listed all the special exception uses as principal, if approved by the Board of Appeals; but when you look under specific standards for Special Exceptions (17.48.340 E), it states that self-storage may be permitted only as an accessory use. The Town Board requested the opinion of the Town Attorney on how to address this conflict. The Town Attorney pointed out, under statutory construction, the status last enacted is deemed to have replaced the inconsistent term of the former.

Burgess Miller stated that section 17.20.020 C was passed in 2007 and Section 17.48.340 E was passed in 1997. Therefore, under statutory construction, a self-storage facility can be allowed as a primary use as a special exception in the GC district.

Burgess Miller stated that staff has no recommendation, but offers the following opinions for the Town Board to consider:

1. Do nothing. Use the concept of statutory construction to deem the self-storage as a principal use to be permitted only as an accessory use to be inconsistent.
2. Remove line E from 17.48.340, that would remove any inconsistency.
3. Redebate the entire issue of self-storage in GC and decide what you want today and enact and repeal a new ordinance with what the Town Board wants today.

David Lake, 24 East Green Street – Mr. Lake stated that he is a member of the Planning Commission and this was not on the agenda last month and feels like the Planning Commission should have an opportunity to discuss this and make a recommendation to the Town Board. Burgess Miller stated that he doesn't think we are under a time constraint and we will discuss this at the Joint Town Board and Planning Commission meeting in May.

Broad Street Improvement Plans – Review of Recommendations from Broad Street Community Group – Bruce stated that the Town does not delineate parking on streets, and we do not stripe Town streets. Bruce gave examples of streets in Town that are not striped and have parking on the street. Bruce stated that he reviewed the power point presentation presented from the Broad Street Community Group with their suggestions. Bruce stated that he would not recommend a 3-way stop sign. Bruce also stated that he received another recommendation tonight for possibly putting in a median on the lower end of Broad Street. Bruce stated that if we did that, we would have to take the parking off the street as the street would not facilitate this. Bruce also stated that it is a Town standard to have sidewalks installed therefore, if the Town decided not to install sidewalk on the lower section that currently does not have sidewalk the Board would have to grant an exception for that.

Ron Moss, 213 Broad Street – stated that he feels with the response of the survey sent out to the residents of Broad Street to let the street as is with the rebuild with new infrastructure. Mr. Moss stated that if we narrow the street, we would be going against what the residents of the neighborhood wants.

Burgess Miller stated that we have put in 3-way stops throughout Town and have found that people blow right through the sign.

Commissioner Catania suggested a raised crosswalk at the mid-point of the wider section of the street. Burgess Miller stated that he would like to discuss some temporary options to try so that we can collect data before construction begins.

Blighted Ordinance – waiting on Town Attorney.

POS Annual Program Requests – Commissioner Goodman stated that on the list this year are the following projects that he would like to apply for:

- Memorial Park handicap swing and flooring for that area
- Path from Holter Road to Remsberg Park
- Natelli Field drainage issues
- Bleachers for baseball field

NEW BUSINESS:

Boiler Replacement Municipal Center – Bid Award (Vote-March 11, 2019) - this item will be tabled to vote on at the March 25, 2019 meeting.

Banner Policy (First Reading) – Commissioner Falcinelli stated that this is a draft and the first reading of the policy. After some discussion a few changes are to be made and brought back to the Town Board.

PUBLIC COMMENTS:

ANNOUNCEMENTS:

Workshop adjourned at 9:02pm.

Respectfully submitted,

Ann Griffin
Office Manager