

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Workshop

March 13, 2024

The workshop of the Middletown Planning Commission took place on Wednesday, March 13, 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), Ed Wormald virtually (Wormald Companies) for Foxfield Section 6; Mike Glaros (Cannon Design), Maria Gorodestskaya (Cannon Design), Brad Ahalt (FCPS), Dr. Dan Lippy (FCPS), Shawn Benjaminson (ADTEK Engineering), Nicole White (Symmetra Design), Ryan Fox (Whiting-Turner), Ryan Buckland (Whiting-Turner), Veronica Hill (FCPS), Adnan Mamoon (FCPS), Holly Nelson (FCPS) – all for school concept plan. Residents in attendance who spoke: Becky Myers, Brad Myers, Rich Gallagher, Chuck Kovalchick, Brad Saylor, Jeff Holtzinger (attorney to residents).

MARCH MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW

Middletown Middle and Elementary School Concept Plan review – The concept plan discussion began with Brad Ahalt, Project Manager for FCPS, giving opening remarks. Mike Glaros from CannonDesign then gave a presentation about the project with Ryan Fox from Whiting/Turner also contributing to the presentation. Planning Commission members gave their feedback to the revised concept plan. Concerns centered on connections to existing off-site sidewalks, traffic conditions and proposed deteriorating level of service at the intersections, building siting and setbacks, disappointment in the consultants not considering residents' concerns from past workshops, utility connections, stormwater management, potential locations for portables, landscaping for the eastern border, and lack of community outreach. Chair Carney then opened the workshop to public comment. Public comments included, but were not limited to: why a north location was ruled out for the building when it would help with queuing issues and not impact the neighbors to the east, concern of paving over root zones of priority trees along the eastern boundary, height of proposed building and shadows it will cast on neighboring back yards, property values going down for adjacent neighbors, stormwater management, why the cottonwood tree is being given priority over concerns of neighbors, need for better analysis of alternate sites for building, and the nominal use of existing high school parking lot which can be used instead of more previous pavement.

Middletown Middle and Elementary School Replacement Project Forest Stand Delineation – Cindy explained that a forest stand delineation (FSD) is a base line of the existing forest and trees on a site. The FSD submission meets all the requirements of the Town Code, and Cindy reviewed the additional comments in her staff report. She reviewed the section of the Code regarding modification requests from the forest conservation ordinance. These plans will be on the Planning Commission's meeting agenda next Monday for review and approval.

Foxfield Section 6 Improvement Plans – Cindy stated that her staff report includes comments about changes to the previous submission of the HOA documents that the applicant has made. There was

discussion about language in the document regarding age restrictions and restriction of commercial vehicles parking on the streets in the subdivision.

ZONING - none

MISCELLANEOUS

Annual Planning Report 2023 – Cindy stated that she will have an updated version of the planning report for the meeting on Monday which includes all the relevant 2023 planning, zoning, and achievements accomplished within the Town. She asked that the commission members think about recommendations from the PC that should be added.

Commissioner LaPadula relayed to the commission members the concerns that Commissioner Falcinelli has about language in the draft Comprehensive Plan regarding accessory dwelling units.

Workshop adjourned at 9:45pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Cynthia K. Unangst". The signature is written in a cursive style.

Cynthia K. Unangst, AICP
Middletown Staff Planner