

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

March 20, 2023

The regular meeting of the Middletown Planning Commission took place on Monday, March 20, 2023, at 7:00 p.m. via in-person. Those present (quorum) were Commission Chairman Mark Carney, Commission members Bob Miller, Sean Mahar, Christopher Mills, Town Board Liaison Jean LaPadula, and Alternate Eric Ware. Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary), and Andrew Brown (Green Street Flats). Michael Kolias, 4 Brooklodge Lane, Middletown, was present via LifeSize.

MARCH MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- None.

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

III. PLAN REVIEW – Foxfield Section 6 lighting plans — This is for the proposed active adult cluster development with 148 lots on 93.94-acre property located to the west of Coblentz Road and north of Middletown Community Park. Active adult communities are a special exception in the R-20 district. On parcels less than 100 acres the entire parcel may be used for an active adult community but must be in accordance with the cluster development concept and regulations. The preliminary plan was conditionally approved January 19, 2021, with the understanding that minor changes needed can come at the improvement plan and final plat stages. The plans were signed on February 4, 2021. A copy of the improvement plans has been given to the Director of Public Works (DPW) for review and comment.

Lighting Plan Review – Cindy Unangst, Staff Planner presented the Lighting Plan to the Planning Commission. Cindy Unangst, Staff Planner, stated that Bruce Carbaugh, DPW, stated that the street lighting design manual needs to be updated and he will have Richard Hawkins, Project Manager, review the lighting plans as well. Cindy Unangst, Staff Planner stated that the Planning Commission and the Sustainability Commissions should be involved in updating the Street Lighting Design Manual. There was discussion regarding the possibility of not enough light in some places and too much lighting directly in front of some of the houses. Commission Chairman, Mark Carney, stated that the plans may need to be redesigned for school access to ease traffic and his concern regarding the road near the water tower. Commission member Mills questioned where the transformers for electricity will be placed. Cindy Unangst, Staff Planner stated that we do not currently have that specific information yet.

Staff recommended not approving the plans until comments are received from the DPW.

PLAN REVIEW – Green Street Flats — This proposal is for a 3-unit apartment building and associated parking and stormwater management on 0.296 -acre parcel. This property is zoned Town Commercial. This district permits all residential uses; residential uses in the Town Code district shall meet lot area requirements of R-3 district. Present use: vacant land.

Lot requirements - The site plan has been revised to show the correct 18-foot building restriction line.

Parking regulations – The plans have been revised to show the parking spaces to be 9-foot wide and 20-foot long (previously shown as 18-foot long) with a 4-foot-wide asphalt berm adjacent to the spaces.

Sidewalks and curb and gutter – The existing sidewalk and the curb and gutter were surveyed by the applicant and is now shown as existing.

Stormwater management – The Improvement Plans will show the cross-section and details of the rain garden as well as an operation and maintenance schedule. The applicant stated that the trees shown were reflected from an old survey and no longer exist. They have been removed, but the revised plans show an area of existing trees and brush adjacent to the proposed rain garden.

Utilities – The applicant stated that First Energy contacted them with two options for providing electricity to the site. The chosen option will be shown on the Improvement Plans.

Lighting – The applicant has stated that the lighting will be building-mounted for safety and security with more information provided on the upcoming Improvement Plan submission. Additional information about lighting is shown in the Site Plan Note #14.

Erosion and sediment control plan – Erosion and sediment control practices as well as the stockpile location will be shown on the Improvement Plan.

Missing and incorrect information – General Note #2 has been deleted as opposed to being modified. General Note #3 has been amended to add a date reference. In General Note #5, the misspelling has been corrected. This information will be included on the Improvement Plans, per the applicant.

Additional revisions and information – Curb and gutter are now shown on Summers Drive down to the parking entrance apron as recommended by the Town Engineer. The plan reflects a nose down curb prior to the apron, rather than a depressed curb across the apron. Grading shows the flow line continuing down the edge of the pavement. A wide swale and berm have been added at the outfall of the rain garden to direct the runoff to the edge of Summers Drive rather than towards the property to the south. The existing 2” water service and existing 6” sewer service were field located and are shown on the plan. A note concerning the availability of water taps has been added to the plan (Site Plan Note #11). Notes were added to the plan pertaining to the onsite plumbing permit (#12) and to the repair of damaged roadway or curb (#13).

Commission Chairman Mark Carney stated that the applicant needs to use native plants as much as possible as well. Commission member Sean Mahar motioned to approve the changes above and the revised plans. Commission member Christopher Mills seconded the motion. All approved, (5-0) motion carried.

IV. ZONING – none

V. COMPREHENSIVE PLAN UPDATE:

Chapter 8 Water Resources Element — Cindy Unangst, Staff Planner, presented the chapter to the Planning Commission members. Cindy Unangst, Staff Planner stated that Bruce Carbaugh, Director of Public Works, has a large amount of data for the spring flows graph. Cindy, Staff Planner, stated that she would obtain this information from Bruce Carbaugh, DPW. Town Board Liaison, Jean LaPadula, requested to get the PFAS (polyfluoroalkyl and perfluoroalkyl substances) information for the Foxfield Section 6 wells from Bruce Carbaugh, DPW.

Chapter 9 Municipal Growth Element — Cindy Unangst, Staff Planner, presented the chapter to the Planning Commission members. There was a great amount of discussion regarding Table 9-3. Commission chairman Mark Carney stated that the graph needs to have percentages, keeping all the current lines on the table, and to show how population is significantly reduced. Commission chairman Mark Carney also stated that the green line should be labeled as unrestricted growth. Commission member Christopher Mills stated that the linear line is important and that he believes that the high growth

alternative linear line could be deleted. Town Board Liaison, Jean LaPadula, would like the chart to be more specific and consistent with the Town growth policy. Commission member Mills stated that there should possibly be some metrics added. Commission member Mahar stated that the table should show a combination of data.

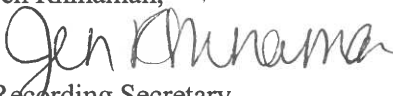
VII. MISCELLANEOUS:

Annual Planning Report 2022 – The staff Planner reviewed those sections of the report that still require updating. Cindy Unangst, Staff Planner, stated that the water capacity information needs to be updated and that Bruce Carbaugh, DPW, is going to be giving the Town Board that information going forward. Commission Chairman Mark Carney stated that #6 under new recommendations regarding working with Cable Committee to recommend locations for 5G antennas with input from Radio-Frequency engineers, needs to be removed. Commission member Mills approved the motion on the conditions of #6 under new recommendations being removed and obtaining the updated water capacity data. Commission member Mahar seconded the motion. All approved (5-0), motion carried.

IX. Additional Public Comment — None

Meeting adjourned at 8:24 P.M.

Respectfully Submitted,
Jen Rhinaman,


Recording Secretary