

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

May 15, 2023

The regular meeting of the Middletown Planning Commission took place on Monday, May 15, 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, and Town Board Liaison Jean LaPadula, Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary). Mark Lancaster, Hollow Creek Professional Center Developer, was present as well. Christian Johnson, 34 Boileau Court, was present via Lifesize.

MAY MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- None.

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

III. PLAN REVIEW – Hollow Creek Professional Center — Cindy Unangst, Staff Planner reviewed the changes that were conditionally approved. Commission Chairman Mark Carney questioned Mark Lancaster, Hollow Creek Developer, regarding the height of the retaining wall. Mark Lancaster, Hollow Creek Developer, stated that the retaining wall will be approximately 8 foot high or possibly lower and some shrubbery may be placed there as well. The developer also stated that they are going to move the signage for their property from Truist Bank to their property for maintenance purposes. Commission Chairman Mark Carney stated that there will need to be a revised landscape plan. There was discussion regarding the site being completely paved as the site is developed before the front buildings are built. Mark Lancaster, Hollow Creek Developer, stated that everything will be paved except for a small pad site that will possibly be grass. Commission member Chris Mills made a motion to approve the Red Line Improvement Plan including previous conditions, revised landscaping, and storm water management plan approval by the County. Commission member Sean Mahar seconded the motion. All approved. Motion carried. (4-0) Town Board Liaison Jean was not present for the vote.

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 May 10 workshop. There was discussion regarding reducing the number of priority recommendations to 5. There was also discussion about changing the short-, medium- and long-term goals to a different year span than the ones listed in the document

Chairman Carney brought forth as an example. Commission Chairman Mark Carney stated that the 5 recommendations should possibly be called priority action plan since some of the information is already in the Town Code. Cindy Unangst, Staff Planner, stated that she would have the other goals in the chapter added as an appendix. Commission member Chris Mills stated there are laws required that are already fulfilled in some of the goals of the chapter. Commission member Sean Mahar stated with this updated information, the chapter should be thorough enough. Commission Chairman Mark Carney stated that he and Cindy Unangst, Staff Planner, would work on the goals for the chapter together so that it is ready for the joint meeting with the Town Board on June 5, 2023. Commission Chairman Mark Carney also stated once he and Cindy Unangst, Staff Planner, get all the information updated for Chapter 10, it needs to be reviewed by all the Committees of the Town to review prior to the plan going to public hearing.

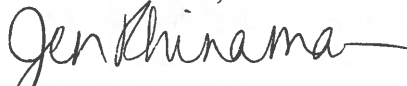
VII. MISCELLANEOUS: Cindy Unangst, Staff Planner, stated that she heard about the possibility of four additional parking spaces being added to the parking garage at Memorial Hall and will find out more information regarding the dumpster location and the possibility of the four parking spaces being added.

IX. Additional Public Comment — Christian Johnson, 34 Boileau Court, via Lifesize stated that the Developer said the dumpster would be pushed out of the MH building to be dumped. He also stated that the Church's driveway could not be used because it is not built to handle a load bearing truck such as a trash truck.

The meeting was adjourned at 7:57 P.M.

Respectfully Submitted,

Jen Rhinaman,



Recording Secretary