

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

**Regular Workshop**

**October 11, 2023**

The workshop of the Middletown Planning Commission took place on Wednesday, October 11, 2023, at 7:00 p.m. in person and via LifeSize. Those present (quorum) were Commission Chairman Mark Carney, Members Chris Mills, Eric Ware and Sean Mahar, Town Board Liaison Jean LaPadula (for a few minutes at the beginning of the workshop virtually), Alternate Lori Summers and Temporary Alternate Dave Hiller. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Kyle Baker (Library), Mike Wiley (Wormald – Foxfield Section 6) and Trevor Frederick (Frederick Seibert Associates - Foxfield Section 6).

**OCTOBER MONTHLY PLANNING COMMISSION WORKSHOP:**

**PLAN REVIEW**

**Middletown Library Redline Plan review** – There was discussion about the location of proposed trees on the east side of the property as residents of Gaver Way want trees in line with their views outside their back windows instead of across from the edge of their properties. Additionally, there was discussion about the waiver request of three trees along Dean Lane. Cindy was asked to provide information on the redline plan about the eventual height of the trees and shrubs planned for the east side of the property.

**Foxfield Section 6 Improvement plan review** – Since there are so many parts to this review, Chairman Carney had asked Cindy to put together a list of the components and the standing for the various components. There was discussion about Bruce’s review comments regarding aspects of the annexation agreement that have not been met by the plans for the property. There was also brief discussion about the lighting plans and JR’s review of them. Additionally, there was some discussion about the HOA documents and the architectural renderings along with the size of the proposed dwelling units. The priority specimen cottonwood tree was also discussed and the applicant indicated why it would need to be removed.

**ZONING - none**

**COMPREHENSIVE PLAN UPDATE**

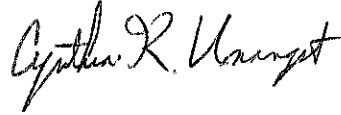
**Chapter 9** – Cindy had the commission members look at the projected growth chart in the formatted chapter 9 in relation to the version that was sent to John Mattingly. It was agreed that there needs to be a change in the language for the projected growth line. Commission member Hiller also brought up a needed change in a table on page 9-3.

**Open House presentation and format** - Chairman Carney talked about the open house and members specified which chapter(s) they would be comfortable answering questions about to residents attending the open house. During the upcoming meeting, we will talk about which maps will be displayed at the open house, as well as a timeline for the reviews by agencies.

**MISCELLANEOUS** - none

**Workshop adjourned after 9:00pm.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cynthia K. Unangst". The signature is written in a cursive style with a large initial 'C'.

Cynthia K. Unangst, AICP  
Middletown Staff Planner