

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

October 16, 2023

The regular meeting of the Middletown Planning Commission took place on Monday, October 16, 2023, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chairman Mark Carney, Commission members Eric Ware and Christopher Mills, Alternate Lori Summers, Temporary Alternate Dave Hiller and Town Board Liaison Jean LaPadula. Commissioner Sean Mahar was not present. Others present in official capacity: Cindy Unangst (Staff Planner), Jen Rhinaman (Recording Secretary), Trevor Frederick from FSA and Mike Wiley from Wormwald Companies. Daniel Ward, 10 Gaver Way and Kyle Baker from the Middletown Library Project were present via LifeSize.

OCTOBER MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- None.

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

III. PLAN REVIEW – Foxfield Section 6 Improvement Plans – Cindy Unangst, Staff Planner reviewed the status of the current improvement plans. Cindy reviewed the memorandum from Bruce Carbaugh, Director of Public Works and stated that Bruce and Trevor Frederick from FSA have been communicating regarding Bruce’s review comments. The Town Board will need to address the issue of Smithfield Drive not extending all the way to the west property line of the property as agreed to in the annexation agreement. There was also discussion regarding connecting the walking path in Middletown Park to Foxfield Section 6. Trevor Frederick, FSA, asked if the current annexation agreement needs to be amended to include instead the proposed sidewalk from the bocce ball court to the County Park instead. Commission Chairman, Mark Carney and Town Board Liaison, Jean LaPadula suggested that Cindy Unangst, Staff Planner, should propose an amendment and send it to the Town Board.

Lighting plan review - Trevor Frederick, FSA, stated that each light pole has its own receptacle, one for lights and the receptacle itself has a separate circuit. Commission Chairman, Mark Carney, stated that the lighting plan needs to be more distinguished so that it is easier to identify the two separate circuit plans. Trevor Frederick, FSA, stated that the Town Project Manager, JR Hawkins’, comments that were submitted are on the updated lighting plan that he will present in the future.

Forest Conservation Plan - Cindy Unangst, Staff Planner, reviewed the Foxfield Section 6 Final Forest Conservation Plan. Trevor Frederick, FSA, stated that there will be a substantial number of trees planted along the walking path. Commission Chairman, Mark Carney stated that there should be some heritage trees planted instead of just native tree seedlings to help make up for the removal of the priority cottonwood tree that needs to be removed based on a review by the Frederick County

Soil Conservation District. Mike Wiley, Wormwald Companies, stated that some of the heritage trees can be added into the water buffer conservation area. Commission member Christopher Mills motioned to conditionally approve the Final Forest Conservation plan with regards to the FRO fees being paid, and the provision of the heritage trees being planted. Commission member Eric Ware seconded the motion. All approved. Motion carried. (4-0)

Water and Sewer Capacity – Town Board Liaison, Jean LaPadula, stated that she was curious about the water usage per household. Mike Wiley, Wormwald Companies, stated that the usage is lower, approximately 160gpd per unit, due to age specific communities. Commission Chairman, Mark Carney, stated that the water usage needs to be stated in the HOA documents to be provided.

Architectural Review – Cindy Unangst, Staff Planner, reviewed the current architectural plans as well as the house models. Cindy stated that the Hathaway model looks as though it could have a habitable second story. Commission member Christopher Mills stated that the dormer for the Hathaway model looks just architectural and that the plan does not look capable of a second floor. Mike Wiley, Wormwald Companies, stated that he will look further into the Hathaway Plan to confirm this information. Commission member Mills also stated that the Beckham model looks as though there is potential for a sixth bedroom. Commission Chairman, Mark Carney, inquired about the total square footage of each house. Mike Wiley stated that the square footage is approximately 3,500 square feet for the two-level homes and an additional 1,000 square feet added for a basement. Cindy Unangst, Staff Planner, inquired about the percentage of basic ranch style homes in comparison to models with more bedrooms due to the fact that it does not seem feasible for affordable housing. Mike Wiley stated that most homes that are acquired have four bedrooms. Commission member Mills questioned what our role in water allocation is. Commission Chairman Carney stated that there needs to be an inquiry with the Town Staff regarding water allocation. There was discussion regarding the multiple color schemes that the developer offers to new builds. Mike Wiley stated that the resident will need to pick a specific color scheme, but it can still be customized somewhat. Commission Chairman Carney stated that there may be too many color scheme options and asked Mr. Wiley if he could reduce the amount of color scheme options, but that he would like to see each one or less in the next set of plans and a copy of the elevations with the color schemes as well. Cindy Unangst, Staff Planner, addressed concerns regarding houses looking too similar if they are side by side. Mike Wiley, Wormwald Companies, stated that the houses could be the same house type, but have a different skin to make it differentiate from the others around it. Mike Wiley stated that there will be uniformity compared to uniqueness and that the covenants need to state that houses cannot look the same when they are side by side. Commission member Christopher Mills motioned to conditionally approve the architectural renderings on receipt of rendered elevations with color schemes. Commission member Eric Ware seconded the motion. All approved. Motion carried. (4-0)

Middletown Library Redline Plans – There was discussion regarding the landscaping on the eastern side of the property. Town Board Liaison Jean LaPadula asked if a red cedar could be planted on her property line, 4 Gaver Way, due to the direct sighting from her patio door to the A-line peak of the library. Daniel Ward, 10 Gaver Way, via Lifesize, stated that hydrangeas would block people from cutting into his property, but that he would not mind if there was a red cedar

planted on his property as well. Kyle Baker, Middletown Library Project Manager, stated there will need to be a consistent pattern if adding cedar trees along with the hydrangeas and that he would need to contact the library to see if it is in the budget to change the landscaping. Commission member Christopher Mills motioned to approve the red line landscape plan with replacing three groupings of hydrangeas with eastern red cedars and for staff, (Cindy Unangst), to be present when the trees and shrubs are to be planted, and on the condition of the applicant's approval. Commission member Eric Ware seconded the motion. Town Board Liaison, Jean LaPadula abstained.

IV. ZONING – None

V. COMPREHENSIVE PLAN UPDATE:

Chapter 9 – Municipal Growth Element formatted – There was no discussion regarding Chapter nine.

Open House presentation and format – Cindy Unangst, Staff Planner, discussed the current plan for what chapters of the comp plan each Planning Commission member will be stationed at for the open house and asked what maps or figures they would like to have on hand. The Planning Commission decided to have the open house on November 6, 2023, from 6:00 p.m. to 8:00 p.m. After the open house, the Planning Commission will review public comments received and any agency comments received as well. The Planning Commission will possibly have a Public Hearing in January of 2024.

VI. MISCELLANEOUS: None

VII. Additional Public Comment — None

The meeting was adjourned at 9:19 P.M.

Respectfully Submitted,
Jen Rhinaman,


Recording Secretary