

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

October 17, 2022

The regular meeting of the Middletown Planning Commission took place on Monday, October 17, 2022, at 7:00 p.m. via in-person and Lifesize. Those present (quorum) were Commission Chairman Mark Carney, Commission members Bob Miller, Sean Mahar, Christopher Mills, Town Board Liaison Jean LaPadula, Alternate Eric Ware and Temporary Alternate Lori Summers. Others present in official capacity: Cindy Unangst (Staff Planner) and Jen Rhinaman (Recording Secretary). Christian Johnson, 34 Boileau Court, was present via Life Size.

OCTOBER MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT- None

II. Minutes of September 2022 Planning Commission Workshop -Approved as submitted.

Minutes of September 2022 Planning Commission Meeting - Approved as revised, with a revision of a seconded motion in the meeting minutes regarding the plans being sent back to the Developer for the Memorial Hall plans. Commission member Mills motioned to approve with the revision and Commissioner Mahar seconded the motion. All approved. (5-0)

III. PLAN REVIEW –

Memorial Hall Revised Site Plan – Cindy Unangst, Staff Planner, submitted the plan from developer with the changes to the plan from the prior month when it was discussed which incorporated an inlet to catch runoff from the site. Commission member Mahar motioned to approve the amended development plan. Commission member Mills seconded the motion. All approved. (5-0)

IV. ZONING –

Sign ordinance revisions – Cindy Unangst, Staff Planner, discussed the proposed changes to the documents with edits and comments from Robert Wilkes, Zoning Administrator, Town Attorney Brandy Peoples and Burgess John Miller. The Planning Commission Committee discussed every sign ordinance section thoroughly. Cindy Unangst, Staff Planner, will make edits to the regulations and submit them to the Planning Commission to review, prior to submitting them to the Town Board for their review at the joint workshop on November 7, 2022.

V. COMPREHENSIVE PLAN UPDATE

Chapter 8– Water Resources Element –Cindy discussed the goals listed and whether some are more appropriate for other chapters of the Comp Plan. Commission Member Mills stated that water resources are very important to the town and that the groundwater section content should also be in Chapter 4, which is the Natural Resources Chapter. Commission member Mills inquired about the State’s recommendations regarding the water resources element. Commission member Mahar inquired about the general growth for our town specifically. The Committee stated that the information regarding this chapter should be sent back to the Water and Sewer Committee for their opinion regarding this chapter.

Chapter 9 – Municipal Growth Element – Cindy Unangst, Staff Planner, stated that she would like to get the projection of municipal growth based on water resource and percentage of county growth. Commission Chairman Carney stated that there was an abundant amount of land annexed from 1990-2000. Commission member Mills stated that because of this, the fixed share percentage is not going to work. There will be continued discussion on this comp plan once Cindy, Staff Planner, gets the actual numbers for the percentage of county growth.

VI. MISCELLANEOUS

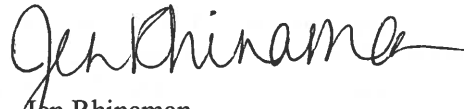
406 West Green Street – The projected plan is for a possible triplex to be built, which would have to be approved by the Board of Appeals for a variance and then come to the Planning Commission for site plan and architectural rendering review and approval.

New Middletown Library – Construction is in process.

VII. Additional Public Comment – None

Meeting adjourned at 9:06 P.M

Respectfully Submitted,

A handwritten signature in black ink that reads "Jen Rhinaman". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Jen Rhinaman,
Town Receptionist