

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

November 21, 2022

The regular meeting of the Middletown Planning Commission took place on Monday, November 21, 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).

NOVEMBER MONTHLY PLANNING COMMISSION MEETING:

- I. **PUBLIC COMMENT-** None
- II. **Minutes of October 2022 Planning Commission Workshop** -Approved as submitted.
Minutes of October 2022 Planning Commission Meeting - Approved as submitted.
- III. **PLAN REVIEW** – None
- IV. **ZONING** –

Sign Ordinance Revisions – Commission member Carney suggested that Cindy, Staff Planner update the sign ordinance revisions memo with the current date to send to the Town Board as the PC’s recommendation. Commission member Mills motioned to submit the revised sign ordinance to the Town Board. Commission member Mahar seconded the motion.

All members approved except for Town Board Liaison LaPadula who abstained. See attached memo with the changes to the sign ordinance.

V. COMPREHENSIVE PLAN UPDATE

Chapter 9 – Municipal Growth Element – Cindy Unangst, Staff Planner, presented Table 8-3 regarding the proposed growth boundary. Commission member Mills wanted to clarify that the table included additional annexations. Cindy, Staff Planner, stated that it includes the maximum capacity level that is allotted to be annexed per the town’s growth policy. There was discussion regarding the need for a pinpoint on what the population would be by 2030. Cindy, Staff Planner, is going to send the spreadsheet to Commission member Mills to add the pinpoint. There was discussion regarding the watershed map of the Town in reference to how many housing units could be built given water allocation limits. Cindy, Staff Planner, stated that she asked Drew Bowen, Town Administrator, to provide the line on the graph giving the maximum number of units allowed per water allocation, but has not received the information yet. Commission chair Carney suggested to put something in the comp plan regarding allocated areas and how many actual units could be built and add that information to the growth boundary map and watershed map and combine them into one map. Town Board Liaison LaPadula suggested that the actual number of units that could be built on the AC Jets LLC. property, should be shown on the map as well. Cindy, Staff Planner, noted there are dwellings in some of the areas on the map. Commission member Mahar stated his concern

of the county's ability to revert the land back due to the perk on the land surrounding the outskirts of town. Commission member Mills stated that if that was to take place, the county would have to make them at a high density, like town homes and that it would be too costly for the county to do so. Commission member Mills also suggested that the map should show exactly what the county could build per current zoning designation. Town Board Liaison LaPadula suggested that the map should be in different colors to have more contrast. There was also discussion regarding the Census data that has been collected thus far. Commission chair Carney stated his concern about the Census data not being accurate. Cindy, Staff Planner, stated that Mr. Mattingly is still working on Chapter 3 of the comp plan and had questions about some of the census data pertaining to race. Cindy stated that the percentages of each race need to be changed to obtain a more accurate number of people.

VI. MISCELLANEOUS – Cindy gave an update on the progress of some of the developments in Town.

VII. Additional Public Comment – None

Meeting adjourned at 7:47 P.M

Respectfully Submitted,



Jen Rhinaman,
Town Receptionist