

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

May 20, 2019

The regular meeting of the Middletown Planning Commission took place on Monday, May 20, 2019 at 7:00 p.m. at the Middletown Municipal Center, 31 West Main Street, Middletown, MD 21769. Those present (quorum) were Commission Chairman Mark Carney, Commissioner Tom Catania (Ex-Officio), Commission members David Lake, Rich Gallagher, Bob Miller, Dixie Eichelberger (Alternate) and Eric Ware (Temp Alternate). Others present in official capacity: Cindy Unangst (Staff Planner), and Annette Alberghini (Recording Secretary). Others present: None.

MAY MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT – None

II. Regular Workshop Minutes of April 10, 2019 – Approved as submitted.

Regular Meeting Minutes of April 15, 2019 – Approved as submitted.

III. PLAN REVIEW

Asian Café Revised Site Plan – (No one present). This is for the proposed change of use of existing overflow parking lot from employees of Model Garage Properties and Middletown Valley Bank to a public parking lot in which the Town would be responsible for snow removal and lawn mowing. There are 16 marked parking spaces on the lot. No additional parking spaces are proposed. This lot is located across Route 17 from 7 North Church Street, on southeast corner of North Church Street and East Green Street.

The Asian Café finalized Site Plan was conditionally approved November 21, 2011. The approved plan showed that the existing overflow parking area was to be used by the employees of Asian Café and South Mountain Collision. Based on square footage of the restaurant and per town code, the restaurant was required to have 36 spaces. The approved plan showed 27 spaces on the restaurant property and showed overflow parking on the lot across from the proposed restaurant (which is currently 16 spaces). On September 15, 2014 the Planning Commission approved a change in the use of the parking lot for the use to be shared by employees of Model Garage Properties and Middletown Valley Bank. The bank employees are no longer using the lot, and the lot has been vacant in recent months.

- **Proposed Municipal Lot** – The parking lot is proposed to be a public parking lot which has been leased to the Town. This proposed municipal use of the lot would necessitate a waiver of parking spaces from the parking requirement for the Asian Café restaurant. Staff visited the site to confirm the existing number of parking spaces and found that on the restaurant property there are eight spaces directly adjacent to West Green Street in addition to two handicapped access aisles, instead of the ten spaces and one handicapped access aisle shown on the approved plans. Thus, the total number of existing spaces on the restaurant property is 25; a waiver from the required number of 36 would be eleven spaces. It was also noted that there are five parking spaces along West Green Street, directly across from the restaurant.
- **Restaurant Operator Notification** – The Staff Planner emailed the restaurant operator and visited the restaurant on 5/16 and 5/17, 2019 to inform the restaurant operator of the proposed waiver of the 11 parking spaces to the revised site plan. The operator was not available. Restaurant employees were given the information along with tonight’s meeting date to pass along

to the restaurant operator in case there were any questions, or concerns. The restaurant operator will be notified via email and regular mail of the determination of this waiver.

Action: Commission Member Lake motioned to approve the waiver of 11 parking spaces from the Asian Café Revised Site Plan in order for the current overflow parking lot to be used as a municipal public parking lot as discussed. Seconded by Commission Member Miller. Motion carried (5-0).

The Staff Planner will red line the parking changes on the revised site plan.

IV. ZONING - None

V. MISCELLANEOUS

2018 Annual Planning Report – The Planning Commission members have the most current version of the draft 2018 Annual Planning Report for review. The Staff Planner will contact the Director of Public Works for the average daily flow for the wastewater treatment plants data still needed for the report. It was suggested that a new recommendation be added to review and develop policies/regulations to provide guidance on affordable housing within Middletown.

Action: Commission Member Lake motioned to conditionally approve the 2018 Annual Report, conditional upon receiving the average daily flow for the wastewater treatment plant data from the Director of Public Works and adding the new recommendation discussed regarding affordable housing. Seconded by Commission Member Gallagher. Motion carried (5-0).

VII. ADDITIONAL PUBLIC COMMENT

Miller Property – The demolition of the small buildings has occurred. The Staff Planner was contacted by the site developer; they would like to modify the current plan which shows 2 parallel parking spots in the location of the demolished buildings to 5 angled parking spots. This change would have to come before the Planning Commission for approval. With the demolition complete the developer will also have to address appropriate screening necessary from adjacent property owners in that area of the property. This will also have to come before the Planning Commission for approval.

Meeting adjourned at 7:37pm.

Respectfully submitted,

Annette Alberghini
Recording Secretary