

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Regular Meeting

March 20, 2017

The regular meeting of the Middletown Planning Commission took place on Monday, March 20, 2017 at 7:00 p.m. at the Middletown Municipal Center, 31 West Main Street, Middletown, MD 21769. Those present (quorum) were Commissioners Mark Carney (Chairman), Tom Catania (Ex-Officio), Bob Miller, Dixie Eichelberger, Meredith McKittrick and David Lake. Others present in official capacity: Cindy Unangst (Staff Planner).

MARCH MONTHLY PLANNING COMMISSION MEETING:

I. PUBLIC COMMENT – None

II. Regular Workshop Minutes of February 15, 2017 – Approved as submitted.

Regular Meeting Minutes of February 20, 2017 – Approved as amended.

III. PLAN REVIEW

Technology MD Network Antenna Facility Plan - Chairman Carney stated that he felt that since the plans were withdrawn from this month's agenda, any revised plans submitted should be a new application with the appropriate fees. Commissioner Catania asked whether the PowerPoint presentation that the applicant had referred to during the workshop had been sent as requested, and Cindy responded that she had not received it.

IV. ZONING

Admar Annexation Plan – The Planning Commission members reviewed the annexation plan drafted by the Staff Planner. The ensuing discussion centered on density, traffic and parkland. It was determined that the maximum density for the site using the R-20 proposed zoning would be 186 units. The Planning Commission understands that other considerations would decrease that number, i.e. wetlands, forest conservation areas, etc. The members strongly feel that there will be an impact to area roads with the proposed annexation especially in terms of limited ingress and egress from the property.

Action: After further review, Commissioner Lake moved to submit a memo to the Town Board (after review of document drafted by Staff Planner) outlining the following issues and comments of the Planning Commission:

- A traffic impact study should be completed prior to an annexation agreement being finalized using a maximum density number of 186 dwellings, and the Town should be involved in preparing the assumptions used for the study.
- Coblantz Road should be upgraded to town standards and the ownership of the road should be considered.

- More than one access point for ingress and egress from the property should be required for emergency purposes.
- At least 9.3 acres should be provided of usable open space as determined by the maximum number of units using the R-20 zoning.

The motion was seconded by Commissioner Miller. Motion carried (4-0); Commissioner Catania abstained.

V. MISCELLANEOUS

Annual Planning Report - The Staff Planner reviewed the draft annual report and the planning commission recommendations were discussed. Chairman Carney suggested that the document include a certificate of adoption similar to the one that the Town of Bel Air uses.

Action: Commissioner Miller moved to adopt the Annual Planning Report for 2016 and send it to the Town Board and the Maryland Department of Planning. The motion was seconded by Commissioner Eichelberger. Motion carried (4-0).

Staff Planner Monthly Planning Update – The memo was reviewed and the Staff Planner gave an update to the recent meeting with the owner of the Miller Property and her engineer.

VII. ADDITIONAL PUBLIC COMMENT – None.

Meeting adjourned at 8:05pm.

Respectfully submitted,

Cynthia K. Unangst
Staff Planner