

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Virtual Workshop

January 12, 2022

The virtual workshop of the Middletown Planning Commission took place on Wednesday, January 12, 2022, at 7:00 p.m. via a Zoom meeting. Those present (quorum) were Commission Chairman Mark Carney, Commission Members Bob Miller, Chris Mills, Sean Mahar, Town Board Liaison Jean LaPadula, Alternate Eric Ware and Temporary Alternate Robert Wilkes. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Elkana Bar-Eitan and Chris Benjamin (Memorial Hall lighting plan); Justin Riggs and Bobby Riggs (Oak & Steel change of use).

JANUARY MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW

Memorial Hall lighting plan – Cindy gave the highlights of her staff report and reviewed the changes made from the last submission. There was discussion about what color the lighting would be and whether the fixtures were dark sky compliant, and motion activated. Commission members criticized the applicant about the fact that the photometric data on the plan was unreadable even when zooming in to 300% and asked for a clearer plan. There was also discussion about the proposed balcony lighting on the façade of the building and the need to provide elevation plans showing where the lighting would be located.

Oak and Steel Furniture store change of use plan – Cindy reviewed pertinent information from her staff report as well as further information from the Town Engineer. There was discussion about where the new signage would be located, location within the store of the coffee shop, and about the hours of operation. Cindy was asked by the Chair to provide aerial photos for the meeting showing the location of the business and the nearby parking lots.

ZONING - none

COMPREHENSIVE PLAN UPDATE

Chapter 8 Municipal Growth Element – There was brief discussion about the growth boundaries and the recently approved growth policies. More of the Municipal Growth Element will be available for discussion at the meeting.

MISCELLANEOUS

PC Rules of Procedure – Chairman Carney asked the members to review the procedures ahead of the meeting next Tuesday.

Bluebeam Software and FTP site – Members were asked by the Chair to verify that they can access the FTP site, and there was a brief discussion about the capabilities of the Bluebeam software.

Workshop adjourned at 8:15pm.

Respectfully submitted,
Cynthia K. Unangst
Cynthia K. Unangst, AICP
Middletown Staff Planner