

**MIDDLETOWN PLANNING COMMISSION**  
**31 West Main Street**  
**Middletown, Maryland**

**Virtual Workshop**

**November 10, 2020**

The virtual workshop of the Middletown Planning Commission took place on Tuesday, November 10, 2020 at 7:00 p.m. via a Zoom meeting. Those present (quorum) were Commission Chairman Mark Carney, Ex-officio member Jean LaPadula, Commission Members Rich Gallagher, Bob Miller, David Lake and Eric Ware, Temporary Alternate. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Jane Tamagna, Lonnie Darr, Tom Poss, Tom Poss, Sr., Farhad Memarsadeghi, Trevor Frederick.

**NOVEMBER MONTHLY PLANNING COMMISSION WORKSHOP:**

**PLAN REVIEW**

**Darr Subdivision and Addition Plat** – Cindy explained why the plat that was included in the workshop packets did not meet the town code requirements and that the applicant had subsequently submitted a revised plat. There was still information missing from the revised plat. Planning commission members asked for a clearer indication of the lots in question and commission member Lake asked for further information in the staff report of the lot requirements and whether they have been met.

**Franklin Commons Condominium Association documents** – Cindy reviewed the reason for the review and briefing went over her staff report. Commission member Lake asked why the units were being referred to as condos instead of townhouses. Mr. Poss explained that it was due to the units being on just one lot instead of subdivided into individual lots. The planning commission would like the documents to acknowledge the towns requirements regarding use of the units and general town standards.

**Franklin Commons Red Line Site Plan revisions** – Cindy reviewed the reason for the review and stated that comments from the County’s review of the changes to the stormwater management facility will hopefully be received prior to the Monday meeting. Mr. Poss explained the proposed changes to the driveway locations and the change to the pavement in front of the building units. He also stated that the long-term maintenance of the private street to be done by the condominium association is difficult and costly for permeable pavement.

**Foxfield Section 6 Preliminary Plat** – Cindy went thru the major points in her staff report. There was discussion about the stream buffer regulations, sidewalks on one side of the road, and the location of the sand filters.

**ZONING** – It was noted that the monthly zoning administrator report was included in the workshop packets. Cindy gave an update on the sign ordinance indicating that she had received a copy of the proposed changes to Myersville’s sign ordinance from their staff planner.

## **COMPREHENSIVE PLAN UPDATE**

**Chapter 5 Transportation and maps** – Cindy did a quick review of some of the additions to the chapter and asked the commission members for feedback on some questions she had. Further edits will be made for the meeting on Monday. Changes to the Chapter 5 maps were also reviewed.

**Chapter 6 Community Facilities and map** – Cindy did a quick review of some of the updates to this chapter and further revisions including the addition of the dog park and playground at the Middletown Valley Apartments will be included in the document for the meeting next Monday. The symbols on the map were discussed.

## **MISCELLANEOUS**

**Liquor store survey** – Jean informed the commission members that the Town Board decided to move ahead with public hearings on a draft text amendment to allow liquor stores in the General Commercial district by special exception based on the positive response to allow them from the survey that went out. Commission member Gallagher stated that the Town Board might want to restrict accessory structures in front of the stores, such as ice coolers that are often seen in front of liquor stores.

**Memorial Hall concept plan** – Chairman Carney stated that this will be on the agenda for the Monday meeting since the applicant could not attend the workshop tonight. The concept plan submitted by the applicant for re-development of Memorial Hall is for discussion purposes only to get feedback to the developer.

**Workshop adjourned at 8:53pm.**

Respectfully submitted,

Cynthia K. Unangst, AICP  
Middletown Staff Planner