

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

Regular Workshop

April 13, 2022

The regular workshop of the Middletown Planning Commission took place on Wednesday, April 13, 2022, at 7:00 p.m. in person and virtually via LifeSize. Those present (quorum) were Commission Chairman Mark Carney, Commission Members Bob Miller, Chris Mills, Sean Mahar, and Town Board Liaison Jean LaPadula. Others present in official capacity: Cindy Unangst (Staff Planner).

APRIL MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW

Memorial Hall Site Plan showing grading/utility location – Cindy briefed the commission members on the status of plan reviews for the development and the issues regarding the parking area behind 10 East Main Street which is owned by Christ Reformed Church. Chairman Carney wants something in writing from the church stating their approval of the proposed changes to their parking area by the developer of Memorial Hall. Cindy was asked to request the applicant withdraw the site plan from the meeting agenda for next week since we have not seen the proposed changes to the plan yet.

ZONING

Sign ordinance revisions – Cindy reviewed some of the potential changes to the regulations. There was some good discussion regarding the type and size of signage to be allowed in residential districts.

COMPREHENSIVE PLAN UPDATE

Chapter 1 Introduction – Cindy introduced the new color and formatting for the chapter which was last discussed two years ago. Commission members would like to see how the color green looks as opposed to the blue.

Chapter 8 Municipal Growth Element – There was discussion about the infill housing unit and population numbers as opposed to the proposed numbers generated by the growth area. Also discussed was the State's designated priority funding area designation for the Admar property that was recently annexed.

MISCELLANEOUS

Annual Report 2021 and map - Cindy is still waiting on information from the Town Administrator on water and sewer usage numbers from the previous year.

Workshop adjourned at 8:41pm.

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