

MIDDLETOWN PLANNING COMMISSION
31 West Main Street
Middletown, Maryland

Virtual Workshop

May 13, 2020

The virtual workshop of the Middletown Planning Commission took place on Wednesday, May 13, 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, Dixie Eichelberger, Alternate, and Eric Ware, Temporary Alternate. Others present in official capacity: Cindy Unangst (Staff Planner). Applicants present: Mark Lancaster (Lancaster Builders), Jeremy Boor (microbrewery). Others present: Patty Guyton, M. Kepler.

MAY MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW –

Hollow Creek Professional Center Architectural Renderings – Chairman Carney reviewed the renderings provided by Mr. Lancaster of Lancaster Builders, along with the comments received by Scott Bowen, Architect, and rendering received by Main Street Manager, Becky Axilbund. Mr. Lancaster was given the opportunity to respond to comments and questions, and all members of the commission gave their thoughts on the renderings.

Memorial Park Storage Shed Replacement Site Plan – Cindy stated that the applicant, MVAA Director of Facilities, Jon Lobenstine, hopes to have an updated plan from the contractor soon. They are looking to resubmit plans for a slightly smaller shed so that it doesn't need approval by Frederick County. If updated plans aren't received before the meeting Monday, the item might need to be tabled again.

Revised Site Plan for 13 West Main – Antietam Gallery – Cindy reviewed the proposed change of use of the building along with how the present second story of the building is used. There were questions regarding the proposed number of new employees and what county approvals will be necessary.

S. Church Street Fire Station Property Concept Plan – Cindy reviewed the potential for a microbrewery in the old fire station property along with the applicant. There was a discussion of parking constraints, but the applicant was assured that the parking limitations should not be considered a show-stopper for the proposed microbrewery use.

ZONING –

Forest Resource Ordinance text amendment – Cindy explained that the reason for the text amendment is to comply with the state regulations that went into effect last October. The Planning Commission public hearing will be held on Monday before the commission members give a recommendation to the town board who will then also need to have a public hearing before approving the text amendment.

Accessory structures code changes – There was a brief discussion of the proposed code changes highlighting that the proposed cumulative square footage allowed would be 10% of the **rear** yard. Commission member Lake stated he feels that there should be a limit of 1,000 square feet for an accessory structure.

Height of buildings code changes – Cindy stated that we are still awaiting on a drawing from Town Engineer Bruce Carbaugh that illustrates our current height definition. Commission member Lake spoke about using increases in setbacks for structures that exceed maximum heights as described in Section 17.20.015 of the town code in the MB Mixed Business District regulations.

Temporary sign code changes – Chairman Carney stated that we are going to look at temporary signs related to new business openings that would include the appropriate number of days allowed and how many would be allowed.

MISCELLANEOUS –

2019 Annual Planning and Zoning Report – Chairman Carney asked the commission members to review the report ahead of the meeting next week in hopes of approving it then. He also stated that although we still don't have some of the numbers from 2019 for the water and wastewater sections from the Town Administrator, it still could be approved with those numbers inserted when available.

COMPREHENSIVE PLAN UPDATE

Chapter 1 Introduction – Chairman Carney stated that the commission members should review the results of the SWOT Community Conversation that took place in March, as well as reviewing the track changes that Cindy has done for Chapter 1 of the Comp Plan before the meeting on Monday.

Workshop adjourned at 8:45pm.

Respectfully submitted,

Cynthia K. Unangst, AICP
Middletown Staff Planner