

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

Virtual Workshop

June 10, 2020

The virtual workshop of the Middletown Planning Commission took place on Wednesday, June 10, 2020 at 7:00 p.m. via a Zoom meeting. Those present (quorum) were Commission Vice-Chairman Rich Gallagher, Ex-officio member Jean LaPadula, Commission Members 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), Elkana Bar-Eitan and Bill Ellison (121 W Main Street LLC), and Mike Tabor.

JUNE MONTHLY PLANNING COMMISSION WORKSHOP:

PLAN REVIEW –

Hollow Creek Professional Center Architectural Renderings – Cindy reviewed her staff report in relation to the newest changes to the renderings. Mr. Lancaster was given the opportunity to respond to comments and questions, and there was discussion on the renderings. Commissioner LaPadula asked about the sun symbol above the large front windows and whether it could be removed. Mr. Lancaster noted that the area in question would look too plain with nothing there. Mr. Lancaster was asked to provide a full set of renderings which show all sides of the buildings along with proposed materials ahead of planning commission approval.

121-123 West Main Street Change of Use – Cindy reviewed the proposed change of intensity of the building with the applicant proposing an additional apartment on the third floor. There was discussion about parking on and off the site to accommodate the uses in the building. The applicant was told to submit a sketch showing the number of parking spaces that could be met on site.

Tabor Barn demolition work extension and use of foundation – Cindy reviewed the request for an extension on the post-demolition work on the site, along with the request to use the existing foundation for a new structure in the future. Vice-Chairman Gallagher told Mr. Tabor that the Planning Commission can entertain the extension request, but that the foundation use request would have to wait until a site plan for future development is submitted for review.

ZONING –

Height of buildings code changes – Commission members agreed that the references in the code to number of stories allowed for a building should be deleted and that thirty-five feet should be the maximum height allowed in any district. Cindy will make those modifications using track changes for review at the meeting on Monday.

MISCELLANEOUS –

2019 Annual Planning and Zoning Report – Cindy has received some raw water data from Drew for the report but is still waiting on wastewater data. Commission member Lake asked that the report include information from the Water Resources Element of the Comprehensive Plan that shows how the water and wastewater usage corresponds to availability for future development.

COMPREHENSIVE PLAN UPDATE

Chapter 1 Introduction – With the blessing from the commission members, Cindy is going to accept the track changes in the chapter but keep the comments for discussion purposes. There was discussion about whether additional workshops should be held for the comprehensive plan update discussions.

Workshop adjourned at 8:40pm.

Respectfully submitted,

Cynthia K. Unangst, AICP
Middletown Staff Planner