



## **AGENDA FOR THE TOWN WORKSHOP**

**July 5, 2018**

**7:00 p.m.**

**Community Deputy Report**

### **PERSONAL REQUESTS FOR AGENDA:**

*Ms. Devra Boesch & Mr. Dwight Hutchinson – Middletown Valley Historical Society*

### **STAFF REPORTS:**

**Staff Planner**

Engineer's Report

Main Street Manager

**Regular Workshop Items**

Rec'd for Record Nov 16 1983 2:33 P.M. Some Day Recorded & Filed per Charles G. Effen  
THIS DEED, made this 16th day of November, 1983,  
by MARTHA ANN BRITAIN, County Treasurer of Frederick County, Maryland.

WHEREAS, the real estate hereinafter described was assessed for the purpose of taxation on the assessment records for Frederick County, Maryland, for the year 1980-1981 in the name of George L. Doub; and

WHEREAS, the taxes levied and assessed against the said real estate for the aforesaid year remained unpaid and in arrears on the 1st day of July, 1981; and

WHEREAS, Martha Ann Britain, County Treasurer of Frederick County, Maryland, gave notice as provided by law to the said George L. Doub, warning that unless said taxes, together with the accrued interest thereon and the proportionate costs of notice, and fees, were paid on or before the 9th day of November, 1981, she would proceed on the said date to offer said real estate for sale at public auction; and

WHEREAS, the taxes levied and assessed upon said real estate hereinafter described remained due and in arrears on the 9th day of November, 1981; the said advertised the said notice of the real estate of the said delinquent taxpayer for four (4) successive weeks, by advertisement in at least two (2) newspapers published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, did sell the hereinafter described real estate, assessed as aforesaid, on the 9th day of November, 1981, at public sale unto Middletown Valley Historical Society, it being the highest and best bidder therefore, at and for the sum of TWENTY-ONE THOUSAND DOLLARS (\$21,000.00); and

WHEREAS, more than a year and a day passes after the date of said tax sale and neither George L. Doub nor any other person having or claiming any interest in the real estate hereinafter described redeemed the same as provided by law; and

WHEREAS, the said Middletown Valley Historical Society, subsequently filed Case No. 33811 Equity in the Circuit Court for Frederick County, Maryland, to foreclose all rights of redemption in the property hereinafter described; and

WHEREAS, on the 10th day of November, 1983, the Circuit Court passed a Decree in said proceeding foreclosing all rights of redemption of the said George L. Doub, and all other persons having or claiming to have any interest in the said property, which Decree also directs Martha Ann Britain, County Treasurer of Frederick County, Maryland, to convey unto the said purchaser the real estate hereinafter described.

NOW THEREFORE, in consideration of the above-recited premises and the sum of TWENTY-ONE THOUSAND DOLLARS (\$21,000.00), cash in hand paid, I, the said Martha Ann Britain, County Treasurer of Frederick County, Maryland, do hereby grant and convey, in fee simple, unto The Middletown Valley Historical Society, Inc., all of the rights, title interest and estate of the said George L. Doub, and all other persons having or claiming any interest in that lot or parcel of land situate lying and being the Middletown Election District, Frederick County, Maryland, more particularly described as follows:

Being described as Lot 14 on Map of Middletown, 305 West Main Street, Middletown, Maryland, and further described in a deed from Elsie R. Groff to George L. Doub, dated March 31, 1897, and recorded among the Land Records of Frederick County, Maryland, in Liber JLV 16, folio 276.

STAT FEE 100.00  
RECD FEE 12.00  
RECD TAX 136.00  
DEED 117.00  
#17550 C123 R01 114:33  
F11/16/83

LAW OFFICE  
ELLIOT & NICKLAS  
39 NORTH COURT STREET  
FREDERICK, MARYLAND 21701  
TEL 344-0777

105 00  
Recording Fee 12.00  
Recordation Tax 136.60  
\$ 255.60

FREDERICK COUNTY CIRCUIT COURT Land Records CGC 1219, p. 170 MSA\_C641\_1984 Date available 01/17/2006. Printed 07/02/2018.

1219 DE 171

TO HAVE AND TO HOLD the above-described real estate unto The Middletown Valley Historical Society, Inc., their successors or assigns, in fee simple, TOGETHER with all and singular the buildings and improvements thereon and all rights, ways, roads, alleys, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining. SUBJECT, HOWEVER, to any restrictions, conditions, or covenants of public record.

WITNESS MY HAND AND SEAL.

WITNESS:

Lois Brubaker Martha Ann Brittain (SEAL)  
Martha Ann Brittain  
County Treasurer  
Frederick County, Maryland

STATE OF MARYLAND, COUNTY OF FREDERICK, to wit:

I HEREBY CERTIFY that on this 16<sup>th</sup> day of November, 1983, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Martha Ann Brittain, County Treasurer of Frederick County, Maryland, and acknowledged the foregoing Deed to be her voluntary act and deed.

WITNESS my hand and Notarial Seal.

Lois Brubaker  
Notary Public

My Commission Expires:

7/1/86

COUNTY & STATE TAX CERTIFICATION

Martha Ann Brittain Co. Treas.  
11/16/83 ll

PROPERTY TRANSFERRED  
SUPERVISOR OF ASSESSMENTS

11-16-83  
DATE

**Town of Middletown Planning Department**

To: Burgess & Commissioners and Middletown Planning Commission

From: Cindy Unangst, Staff Planner

Date: 7/2/2018

RE: Monthly Planning Update - July

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**Major Subdivisions:**

**Middletown Glen** - Preliminary plans signed – May 29, 2013  
Improvement plans conditionally approved – October 16, 2013  
FRO planting at Remsberg Park completed – February 2017  
All plats recorded at the Courthouse – May 17, 2016 - March 16, 2018

**Site Plans, Plats and Minor Subdivisions:**

**Cross Stone Commons** – Final FRO Plan approved – May 19, 2014  
Revised Site Plan conditionally approved – October 20, 2014  
Improvement Plan mylars signed – November 6, 2015  
Architectural renderings for Building #4 approved – March 19, 2018  
**Next step – submit architectural renderings for building #2 for review/approval**

**Fire Station** – BOA approved height variance request - October 20, 2016  
Revised Site Plan conditionally approved – October 17, 2016 (Plans expire 10/17/19)  
Improvement Plans conditionally approved – December 19, 2016 (Plans expire 12/19/19)  
Improvement Plan mylars signed – May 30, 2017

**Franklin Commons** - Improvement Plans approved – Sept. 21, 2015 (**Plans expire 9/21/2018**)  
Improvement Plan mylars signed – January 4, 2016  
Resubmitted site plan conditionally approved – May 21, 2018  
**Next step - BOA approval of expired height variance request – July 12, 2018**

**Caroline's View/Horman Apartments-** Site Plan approved – April 21, 2008 (no sunset provisions prior to November 14, 2010)  
Improvement Plans conditionally approved – May 17, 2010 (no sunset provisions prior to 11/10)  
Revised Improvement Plan mylars signed – July 21, 2017  
**Next step – submittal of PWAs for approval and apply for building and grading permits**

**Cell Trends property – change of tenant – medical marijuana testing co. – approved July 2, 2018**

**Dowd Property** – Forest Stand Delineation approved – April 16, 2018  
Concept plan reviewed by PC – May 21, 2018  
**Next step – BOA review/approval of special exception for shopping center use**

**Jiffas** – Site Improvement Plan conditionally approved – October 20, 2008 (no sunset provisions prior to November 14, 2010)

Forest Conservation Plan approved – October 20, 2008

Architectural plans approved by PC – March 16, 2015

BOA hearing for variance requests (approval received) – March 29, 2016 (**Expired 3/29/17**)

SWM plans submitted to SCD and Frederick County – December 5, 2016

**Next step – apply for variance requests for siting of duplex building**

**Miller (Ingalls)** – Revised Concept Plan reviewed by PC – September 16, 2013

Site plan conditionally approved by PC – July 20, 2015

Improvement plans conditionally approved by PC – June 19, 2017 (Plans expire June 29, 2020)

Improvement plan mylars signed – January 2, 2018

Grading and SWM permits approved – March 26, 2018

**Richland Driving Range** – Concept plan reviewed by PC – January 18, 2016

Revised Site Plan conditionally approved – January 15, 2018 (Plans expire January 15, 2021)

**Next step – submittal of improvement plans for review and approval**

**School Complex roadway plans** – Improvement plans and FCP plans reviewed and approved by Town Board – May 8, 2017 (informed in June 2017 that funding was not approved for project)

SWM plans re-submitted to Frederick County and SCD for review/approval – 8/3/17

**Annexations:**

**A.C. Jets Property**- PC approval of annexation petition of 35.96 acres – December 21, 2009

Public hearing date - Monday, October 11, 2010

Annexation petition denied by Town Board – October 11, 2010

**Admar Property** – annexation petition sent to PC by Town Board – January 9, 2017

PC approval of consistency with zoning/comp plan – February 20, 2017

Public Hearing scheduled for April 5, 2018

Passed annexation resolution – April 9, 2018

**Text Amendments:** Request to add “microbrewery” as a permitted use in the TC District

Request by ZA to make changes to Demolition ordinance & Storage Container regulations

**Reports:** 2017 Annual Planning Report – approved by PC – April 16, 2018

2017 Annual FRO Report – submitted to MD DNR – March 7, 2018

**Grants:** MEA Smart Energy Communities grant application – award granted – May 2017

**Meetings:** Next Middletown Green Team Meeting – July 18, 2018

**Next Joint town board/planning commission workshop** – August 6, 2018