

**OFFICIAL MINUTES  
SYKESVILLE PLANNING COMMISSION  
MAY 7, 2012**

**Present:** Ed Cinkole Ken Frederic  
Leo Fiander Louie Shaw  
James Jacobe Ian Shaw

**Absent:** Steve Enslow

**Staff:** Matthew Candland, Town Manager/Planning Director  
Barbara Kearney, County Liaison Planner

**Others:** No One

**CALL TO ORDER**

Ed Cinkole, Co- Chairman, called the meeting to order and asked for additions to the agenda. The Zepp Property on Oklahoma Avenue was added to the agenda.

**MINUTES**

The Minutes of the February 6, 2012 Planning Commission meeting were unanimously approved.

**BUSINESS**

**732 Oklahoma Avenue/McElroy Parking Lot Subdivision**

A draft concept plan was presented to the Planning Commission to subdivide this property so as to create two (2) lots. One lot would be the house at 732 Oklahoma Avenue located at the southern end of the parking lot. The other lot would be the remaining portion of the parking lot. The Town plans to sell the house, and the property must be subdivided. The proposed area for lot one is to include only the house, the concrete ramp, the concrete curb, and there was discussion regarding the additional land directly behind the house. It was mentioned that the prospective buyer is interested in adding to the building.

There was further discussion to make sure that this plan is acceptable to the Mayor and Town Council and is what they decided on.

The Planning Commission voted to approve the concept plan contingent upon the Mayor and Town Council's approval.

**MOTION**

Ed Cinkole motioned, Ian Shaw seconded and the motion was unanimously carried to approve the concept plan contingent upon Mayor and Town Council approval.

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**Zepp Property (Oklahoma Avenue) – Two Lots**

Copies of revised plot plans for the two lots and proposed roadway dedication plans were distributed to the Commission. Mr. Candland gave some background on the property indicating that the two lots are one in front of the other creating a “panhandle” kind of situation, not really a “flag lot” situation. The Town’s zoning does not allow “flag lots. Building permits had been submitted for the lots showing a “use in common driveway”. The Town needs to have a separate driveway for each lot so as to not create a flag lot situation. Mr. Candland told the Commission that he is working with Mr. Zepp’s engineer and Bob Bond, Town Engineer to create a revised plan showing lot line revisions for the two lots so that each lot would have its own separate driveway, and also working with the engineers on the roadway dedication plan for the two lots.

There was much discussion and most specifically regarding any proposed future subdivision of the rear lot and the prevention of the creation of flag lots should subdivision of that lot occur. The Planning Commission discussed requiring a note on the plans stating that the Planning Commission approved the lot line changes with the understanding that it does not create flag lots and that any future subdivision of the lots could not create flag lots.

The Planning Commission voted to approve the concept of the revised lot line changes and roadway dedication, with a special note as mentioned above to be placed on the record plat.

**MOTION**

Ken Frederic motioned, Louie Shaw seconded, and the motion was unanimously carried to have the following note placed on the plans: The Planning Commission approved the lot line changes with the understanding that it does not create “flag lots” and that any future subdivision of the lots could not create “flag lots”.

**Draft 2012 County Land Preservation, Parks and Recreation Plan**

Barb Kearney, County Liaison Planner, explained that this was a compilation of information from the County and the municipalities, and that the Commission needs to review and make sure that the information for Sykesville is correct. No action necessary.

**County Liaison Planner – Project Status Project**

Barb Kearney gave the Commission an update on County Projects.

**ADJOURNMENT**

There being no further business, the meeting was unanimously adjourned at 8:25 p.m.

Respectfully submitted,

Dinah Riley