

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
February 3, 2020

Present: Steve Enslow Phil Singleton
Mike Scheiner Ken Johnson
Mark Dyer Ed Cinkole
Julia Betz

Staff: Joe Cosentini, Town Manager
Kerry Chaney, Town Clerk

Call to Order

Steve Enslow, Chairman called the meeting to order at 7:00 PM.

Approval of the Minutes

A motion was made by Commissioner Singleton and seconded by Commissioner Cinkole to approve the November 4, 2019 Planning Commission meeting minutes as revised. All voted in favor.

Business

Master Plan Process Discussion

Joe Cosentini, Town Manager, discussed the Master Plan process with the Planning Commission. Several members were participants in the previous Master Plan and updates. A steering committee will be created to help drive the Master Plan process. Mr. Cosentini asked for members from the Planning Commission to be on the Steering Committee.

A Master Plan will set the tone for the community for planning public safety, roads, future development, redevelopment, and much more. Mr. Cosentini presented ideas and asked for any issues or items for discussion that the Planning Commission would like to make sure included are in the process. Items include:

- Growth Areas
 - Warfield and the zoning of the Fairhaven owned parcel next to the Planned Employment District
 - Schoolhouse Road and Oklahoma Avenue development parcels currently zoned Conservation District
 - Buttercup Road potential annexation and development
- Zoning updates
 - Industrial and light industrial zoning definitions with no areas designated
 - Residential setbacks and nonconforming uses
 - Medical cannabis business restrictions and allowed locations
- Infill Development
 - Parking and parking requirements in downtown
 - Retrofitting for pedestrian connectivity (sidewalks, trails, etc.)
 - Road standards and planning

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
February 3, 2020**

- Main Street/Route 851 ownership and maintenance
- Park improvements (moving Little Sykes to Millard Cooper Park)

The process will be facilitated by a consultant. The current Master Plan will be reviewed, public outreach will occur, community input will be compiled to update the Master Plan to fit the wants and needs of the Town. The Steering Committee will be presented with all the community input and will focus the input and needs prior to the document being presented to the Town Council. Mr. Cosentini explained that there will most likely be a dozen public meetings to gather input.

The Master Plan Steering Committee will start meeting in April, the Plan itself will hopefully be completed by the end of the calendar year, however that is very aggressive. It will depend on the amount of input received and changes required.

County Updates

The County is currently putting together their transportation plan. They provided written updates for the Planning Commission.

Adjournment

There being no other business, Chair Enslow motioned and Commissioner Singleton seconded to adjourn the meeting at 8:09 PM. All voted in favor.

Respectfully submitted,

Kerry Chaney
Town Clerk