

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
July 6, 2020**

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

Mark Dyer, Council Liaison

Staff: Joe Cosentini, Town Manager
 Jana Antrobus, Staff Liaison

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 Johnson and seconded by Commissioner Singleton to approve the June 1, 2020 Planning Commission meeting minutes as revised. Commissioner Cinkole abstained. All others voted in favor.

Business

7518 Main Street Concept Plan

In attendance:

Development Team

- Peter Della-Croce & Aaron Warren, Owners
- Paul Muller, Building Consultant
- Bruce Burton, PE
- Melissa Clark, Architect

Joe Cosentini, Town Manager provided the following information:

- The property is located in the Historic District with an existing structure.
- The demolition of the existing structure and the proposed building's architecture has been approved by the Sykesville Historic District Commission.

Staff Recommendation:

The Concept Plan is acceptable to move forward to the Site Plan review process.

Paul Muller, Building Consultant presented the Concept Plan:

The property, formally Kevin's catering, is one building north of Paul's existing buildings. The lot is approximately 8,600 square feet with the parking lot taking up half. The new 3 story building's footprint is approximately 2,100 square feet per floor for a total of approximately 6,300 square feet of usable building space.

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
July 6, 2020

The Plan for the mixed-use building includes the parking requirements is as follows:

- First floor: Pub/Tavern: 2214 SQ FT: = 12.3 parking spaces
- Second floor: Three offices: 2214 SQ FT: = 6.15 parking spaces
- Third floor: Three (3) apartments: = 6 spaces
- Parking provided: 9 spaces (deficit of 16 spaces) Owners agree to pay the Parking Impact fee for the determined deficit of parking spaces.

The Development Team is requesting to proceed to the County Agency Review.

Planning Commission Questions:

- What is the ingress and egress of the parking lot?
It is one way coming into the parking lot from Main Street with a driveway connection to the Town parking lot behind 7520 Main Street.
- Chair Enslow noted there will be an additional loss of one space to create the connection. The Development Team agreed and will make the correction.
- Will the dumpster pad take up a parking space?
The dumpster will be moved to a dumpster pad. Chair Enslow suggested the two locations share a dumpster to prevent the loss of parking. His concern is the lack of parking required to support the mixed-use building as there is no street parking available in this area.
- Commissioner Singleton and Commissioner Johnson also share the same concern of a parking issue, but they do like the plan. Commissioner Singleton likes the idea of a pub on this end of Main Street.
- Chair Enslow noted the plan fits in the Town's Master Plan.
- Chair Enslow recommends a Parking Study during the next phase of the Plan.

One correction to the Concept Plan under General Notes, number 11. The Parking Calculation per the Town of Sykesville Code, Chapter 180, Zoning, Article XIV 180-186 should be 180-88.

Motion

A motion was made by Commissioner Singleton and seconded by Commissioner Johnson to allow the Concept plan to move forward to the Site Plan Review Process.

County Updates

Spring Amendment to 2019 Carroll County Water & Sewer Master Plan will go before the County Planning Commissioners for a Public Hearing at the end of July.

Comprehensive Rezoning Staff Reports will be presented to the Planning Commission throughout July and August. Information for the meetings and staff reports are available on the County website. All Towns will be kept informed of the properties in their immediate vicinities. Information will be sent to Town Staff and/or the Planning Commission to provide comment. County Staff also continues to work on updates to the residential and agricultural zoning districts.

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
July 6, 2020

Joe Cosentini, added that Fogel's Septic Services (5.3 acres) is the only rezoning application located near Town limits off of Obrecht Road. The rezoning request is to change from Conservation to Industrial Light. The property would be kept as the same use but it was noted that if the property was sold any Industrial Light use would be allowed.

Chair Enslow requested the County send more information on this rezoning request.

Town Updates:

The Comprehensive Plan Advisory Committee had its kickoff meeting on June 18. Staff will send the meeting Summary to the Planning Commission. All information regarding the Comprehensive Plan is available on the Town's website. The next meeting is scheduled for July 17. The Michael Baker team will be here on July 9 for a tour of Sykesville. The Michael Baker Team will be invited to attend a future Planning Commission meeting. The Advisory Committee consists of members from the Board of Zoning Appeals, Planning Commission, SPARC, Downtown Sykesville Connection, merchants, Town Staff, and residents. Later, Town Stakeholders will be identified to form a focus group for more input.

Adjournment

There being no other business, Commissioner Singleton motioned and Chair Enslow seconded to adjourn the meeting at 7:30 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Executive Assistant