

**OFFICIAL MINUTES  
SYKESVILLE PLANNING COMMISSION  
November 2, 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  
         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 Johnson to approve the September 8, 2020 Planning Commission meeting minutes as revised. All voted in favor.

**County Updates**

Carroll County Water & Sewer Master Plan

- Planning is processing the Fall amendment.
- The next amendment is the 2021 Spring cycle; the deadline to submit an amendment for the 2021 Spring cycle is February 1, 2021.

Comprehensive Rezoning

- The Planning Commission considered 29 applications from July through early October and transmitted their recommendations to the Board of County Commissioners. One request that is familiar to Sykesville is the Fogle property which was given an unfavorable recommendation. A Listening Session was held on October 29 and there are 3 Work Sessions coming up. The Fogle Property will be discussed with the County Commissioners on November 10 and a final decision will be made at the Public Hearing on December 3. Comments are still being accepted.

**Town Updates**

Comprehensive Plan

- During the month of October, there were several events focused on public engagement and public input. Also included was an on-line survey that had over 400 responses and a 2-day virtual visioning session for Downtown to gather feedback from the public. The public portions of these events were held on Facebook Live and are available to view on the Town's Facebook page. In December or early January, all the information will be put together for a Virtual Town Hall that will be available for viewing on our website and people will be able to provide comment. Once a draft of the new Comprehensive Plan is completed, engagement with the Planning Commission will begin. The next Advisory Committee Meeting will be on November 12.

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**Warfield**

- Construction of Parkside at Warfield Town Homes is ongoing. Of the 145 townhomes approximately 50 have been permitted, most have been completed, with 8 to 10 under construction. The Historic District Commission has approved more siding colors and there is a pending approval for another brick color.
- A Strategic Demolition Grant was awarded for the stabilization of some of the Historic Buildings. The developer requested to shift the money to wetland remediation on Parcels A and B. The Mayor and Town Council approved to change the Scope of Services.
- The developers have applied for a Building Permit for Building F. The Planning Commission had approved the Site Plan last year. They have asked the County and the Town for Public Works Agreements for recording the property.

**Other**

- A pre-submittal meeting was held with the owners of the Schoolhouse Road property along with Town and County Staff. All were in agreement the annexation needs to happen before a plan submittal. Once a petition for the annexation is received and goes through the County process, it will be brought to the Planning Commission for review and recommendation to the Mayor and Town Council.
- A new public sidewalk was completed in front of the Firehouse Creamery. Staff is working with the owners to complete the connection from their property to the new sidewalk.
- The majority of the construction at South Branch Park is complete for the new parking lot and the Park is now open.
- Fairhaven is doing some improvements at their entrance; a small portion is located within Town limits. The work proposed for the area within the Town limits is grading related. Staff will provide updates if anything significant comes up.

**Adjournment**

There being no other business, Commissioner Singleton motioned and Chair Enslow seconded to adjourn the meeting at 7:20 P.M. All voted in favor.

Respectfully submitted,  
Jana Antrobus, Executive Assistant