

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
February 1, 2021**

Present: Steve Enslow Phil Singleton
 Mike Scheiner Julia Betz
 Mark Dyer, Council Liaison

Staff: Joe Cosentini, Town Manager
 Jana Antrobus, Staff Liaison
 Kerry Chaney, Town Clerk

Absent: Ed Cinkole Ken Johnson

Call to Order

Steve Enslow, Chairman called the meeting to order at 7:03 PM.

Approval of the Minutes

A motion was made by Commissioner Singleton and seconded by Chair Enslow to approve the November 2, 2020 Planning Commission meeting minutes as revised. All voted in favor.

Comprehensive Plan Update

An overview presentation was provided by Troy Truax and Vanessa Shamberg with Michael Baker International.

The planning approach was established through public engagement and staff input; where top issues were identified as implementable. The Comprehensive Plan is prepared in compliance with State Legislation under the Maryland Land Use Code.

The focus and goals include:

- Enhance downtown
- Preserving and promoting history
- Vibrant community
- Connecting neighborhoods to parks and downtown
- Protecting natural environment
- High quality public service
- Branding

Adoption Timeline:

- February 18, Advisory Committee Meeting to review the draft.
- March 1, Planning Commission to review the draft.
- March and April 60 day public comment period.
- May 3, Planning Commission Public Hearing and consideration.
- May 10, Mayor and Council Public Hearing and Adoption.

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2021 Meeting Schedule

Phil Singleton motioned and Chair Enslow seconded to approve the 2021 Planning Commission Meeting schedule. All voted in favor.

Town Updates

Development Review Process

After review of the current process, it was determined there is some redundancy and plan to create two separate processes for plating and site plan.

Schoolhouse Road annexation petition has been received, and once it goes through the County process, possibly in April, it will be brought to the Planning Commission for review and comment.

Redevelopment of the Dunn Rite property

A proposal has been received for mixed use that may require a BZA hearing before coming to the Planning Commission. The request is for more residential than is allowed. The code states no more than 50% of the total usable floor space on first floor shall be devoted to apartments.

Conoway Lane

Staff was contacted by a property owner regarding the potential for a small subdivision with duplexes. At this time, nothing official has been received.

Adjournment

There being no other business, Chair Enslow motioned and Commissioner Singleton seconded to adjourn the meeting at 7:36 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Executive Assistant