

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
July 6, 2021**

Present: Steve Enslow Phil Singleton
 Julia Betz Ken Johnson
 Ted Ludvigsen Mike Scheiner
 Mark Dyer, Council Liaison

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

Absent: Jana Antrobus, Staff Liaison

Call to Order

Steve Enslow, Chairman called the meeting to order at 7:01 PM.

Approval of the Minutes

A motion was made by Commissioner Johnson and seconded by Chair Enslow to approve the June 7, 2021 Planning Commission meeting minutes as revised. All voted in favor.

County Updates

2021 Spring Amendment to the 2019 Carroll County Waste & Sewer Master Plan -
The Board of County Commissioners adopted the amendment on May 27. The County Planning Commission submitted the Amendment to Maryland Department of Environment for final approval.

Comprehensive Rezoning -

Staff has completed work on updates to the residential district text and the Planning Commission is currently holding work sessions on the proposed changes.

Town Updates

Stonehouse Restaurant – The Town has started to receive County comments for this project and the Site Plan could possibly be on the August Planning Commission agenda.

Fairhaven Intersection - The project is moving forward with the improvements to the entrance which has a small portion located in the Town limits. The County has asked that the owners look into the possibility of a pedestrian connection from Fairhaven to Sykesville crossing Third Avenue.

Business

Schoolhouse Overlook Annexation -

The Town received an annexation request for property located south of Oklahoma Avenue and west of Schoolhouse Road that consists of several parcels, most being already partially incorporated. A zoning waiver was requested of the Board of Carroll County Commissioners so that each of the parcels could remain consistent with the portions of the lots that are already incorporated or, in the case of the non-partial parcel, consistent with the zoning designation that exists in the County. The proposed designations will prevent any single parcel from being split zoned. The Carroll County Planning Department has reviewed the annexation and made a favorable recommendation on the annexation and zoning request to the Carroll County Planning Commission and they voted favorably on the zoning waiver request.

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Any future development of this property will still need to come before the Town Planning Commission for review and approval. The annexation resolution is scheduled for a public hearing and consideration at the July 12 Town Council meeting.

Staff Recommendation

Staff considers this annexation request to be in compliance with the Town's Comprehensive Plan and favorably recommends that the annexation be forwarded to the Town Council as proposed.

No questions from the Planning Commission.

Motion

Commissioner Singleton motioned and Chair Enslow seconded to favorably recommend the annexation to Town Council as proposed. All voted in favor.

Adjournment

There being no other business, Chair Enslow motioned and Commissioner Singleton seconded to adjourn the meeting at 7:15 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Executive Assistant