

**OFFICIAL MINUTES  
SYKESVILLE PLANNING COMMISSION  
August 2, 2021**

Present: Steve Enslow      Ken Johnson  
          Ted Ludvigsen     Phil Singleton  
          Jeremiah Schofield, Council Liaison

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

Absent:   Julia Betz               Mike Scheiner

**Call to Order**

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

**Approval of the Minutes**

The July 6 Minutes will be held until the September 7 meeting for approval.

**County Updates**

**Comprehensive Rezoning**

The Planning Commission held a virtual Public Engagement Work Session in June and anticipate the Planning Commission will forward their comments on the residential text in August or September to the Board of County Commissioners.

**2021 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan**

The County Planning Commission is processing the Fall Amendment. The application deadline is September 6, 2021, with a tentative timeline of October/November for Town/County Planning Commission certification and November/December for Board of County Commissioner's briefing, Public Hearing and decision with Board of County Commissioners adopted Fall Amendment sent to Maryland Department of the Environment in November.

**Transportation Master Plan**

During May/June 2021 the Planning Department solicited input from County residents and business owners through an online survey. Survey results will be presented to the County Planning Commission on August 4.

**Business**

**7448 & 7452 Springfield Concept Plan**

The property owner is looking to redevelop what was the old Dunnrite Furniture store and warehouse. The proposal is to convert the existing warehouse building (parcel 4338-4) into 12 1-bedroom apartments, 2 2-bedroom apartments, and 3,121 sq ft of commercial office space. The existing one-story structure will remain open for commercial use with no significant change to the current layout.

**OFFICIAL MINUTES**  
**SYKESVILLE PLANNING COMMISSION**  
**August 2, 2021**

These properties are zoned Local Business which allows for the conversion of the structure to accommodate apartments provided the following conditions are met:

- 50% of the total usable floor space on first floor shall be devoted to commercial use.
- Must meet the parking requirements.
- Apartments must meet the minimum square footage requirements.
- Height regulations limit the building to 2 and ½ stories or 35 feet.

The proposal shows 18 internal spaces being assigned for residential use, 7 outdoor unassigned flexible spaces, and 8 commercial spaces in front adjacent to Springfield Avenue for a total of 33 spaces.

The proposed internal spaces to be assigned to the residential units are below the adopted dimensional standards per the Town code 9'x20' required, 9'x17' proposed. The drive isle or access lane is also below dimensional standards with 25' required and 17' proposed. The Planning Commission has the authority to approve a waiver or reduction in parking requirements if the Commission finds that adequate parking is provided. Should a waiver be approved, a requirement to pay the Town's Parking Impact Fee of \$1,000 per waived space should be noted.

The concept plan is being presented for comment only, then the applicant will be allowed to proceed onto submission of a preliminary site plan for County review followed by formal site plan approval by the Sykesville Planning Commission.

Aaron Warren, Development Group, Paul Muller, Building Consultant and Marty Hackett, CLSI were in attendance to answer questions from the Planning Commission.

Questions from the Planning Commission:

- What is the proposed use for the front of the warehouse building?
  - The three separate spaces could be connected for one use. Target is unknown but potential uses include office, hospitality, café, or retail. (Mixed Use)
- Are there different parking requirements for these different uses?
  - The requirements are different depending on the use. Less required for office use (as proposed on the plan), more for retail and even more for restaurants.
- What is the projected use of the showroom building?
  - No intentions to change the existing use (retail/office).
- Is there parking inside the showroom building?
  - Half the space of the original building will be converted into a garage.
- Was an outside consultant commissioned to do a parking and turn radius analysis for the garage?
  - Turn radius was studied by CLSI and they will provide the information to Town Staff.

**OFFICIAL MINUTES**  
**SYKESVILLE PLANNING COMMISSION**  
**August 2, 2021**

Both Chair Enslow and Commissioner Singleton voiced their support for this development but have major concerns with the available space for parking. All others agreed.

**Town Updates**

Stonehouse Restaurant – The site plan will be on the Planning Commission’s September agenda.

Piney Run Dam – The Town received the Site Plan for the Rehabilitation of the Dam. Electronic copies are available.

Warfield Workshop – A workshop is scheduled for August 23 at 7:00 PM that will include the Developers, Mayor and Town Council and the Planning Commission.

Next Planning Commission Meeting will be Tuesday, September 7.

**Adjournment**

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

Respectfully submitted,  
Jana Antrobus, Executive Assistant