

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
September 7, 2021**

Present: Steve Enslow Ken Johnson
 Ted Ludvigsen Phil Singleton
 Julia Betz Mike Scheiner
 Jeremiah Schofield, 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 Singleton and seconded by Commissioner Betz to approve the July 6, 2021 Planning Commission meeting minutes as revised. All voted in favor.

A motion was made by Commissioner Singleton and seconded by Commissioner Ludvigsen to approve the August 2, 2021 Planning Commission meeting minutes as revised. Commissioner Betz and Commissioner Scheiner abstained. All others voted in favor.

County Updates

Comprehensive Rezoning

Updates have been completed to the residential district text. The Planning Commission will vote to transmit their recommendations to the Board of County Commissioners in early September and will then hold work sessions on the recommended package and the maps.

Carroll County Water & Sewer Master Plan

The Planning Commission is processing the Fall Amendment with no amendments from Sykesville this round. The adopted Fall Amendment will be sent to Maryland Department of the Environment in November.

Triennial Update to the 2019 Carroll County Water & Sewer Master Plan

The Planning Commission is beginning the process and will reach out to Town Staff in the coming weeks to set up meetings to go over current chapters and maps pertaining to the Town.

Transportation Master Plan

The County is currently working on crafting a second survey for the Transportation Master Plan.

Business

Stonehouse Restaurant Site Plan

The property owner is looking to redevelop the existing structure into an approximate 2,000 sq ft restaurant with an approximate 1,100 sq ft second story two-bedroom dwelling unit. This project is required to obtain site plan approval by the Planning Commission prior to the building permit application.

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The proposed uses for the structure are allowable under the Town's existing zoning ordinance (§180-61). The existing parking lot is adequate for the proposed uses with the spaces proposed. Staff recommends the widening of the entryway drive aisle to a minimum of 20' to allow for better ingress and egress to and from the site. Also recommended are the addition of concrete curb stops on all parking spaces along with visual deterrents along with a stop sign and stop bar added to the exit of the parking lot onto College Avenue.

Proposed signage exceeds the maximum square footage allowed. A variance would need to be applied for and obtained through the Board of Zoning Appeals before the proposed signs could be installed. Otherwise, the freestanding signage would need to be reduced to accommodate the building mounted sign shown on the southern face of the building.

Staff recommends approval with the above referenced additions and modifications.

Applicant commented they are agreeable to Staff's recommendations. Looking to open in the spring of 2022.

No questions from the Planning Commission.

Motion

Commissioner Singleton motioned and Chair Enslow seconded to approve the Site Plan with the amendments discussed. All voted in favor.

Town Updates

There have been no additional conversations following the joint workshop between the Planning Commission and Mayor and Town Council regarding Warfield. But plans for another workshop is pending to discuss the current Concept Plan and any requested changes by the owner.

7448 & 7452 Springfield Avenue (Former Dunnrite Buildings)

The Applicant has submitted their request to begin the Carroll County review process. Before they can move forward with the Site Plan they will need to address the comments discussed by the Town's Planning Commission.

7518 Main Street (Former Kevin's Catering)

The applicate is working through the County review process.

Patapsco Regional Greenway

A public input meeting is scheduled for September 30 at 6:00 PM to discuss the design options on the route in Sykesville.

Northup Grumman

Concept Plans for reconfiguring the parking lot were received and available for review. This location is outside Town limits.

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Adjournment

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

Respectfully submitted,
Jana Antrobus, Executive Assistant