

**OFFICIAL SPECIAL MEETING MINUTES
SYKESVILLE PLANNING COMMISSION
March 21, 2022**

Commissioners: Phil Singleton (Chair) Steve Enslow (Alternate)
Ken Johnson Ted Ludvigsen
Mike Scheiner Brandon Smith
Jeremiah Schofield (Council Representative)

Town Staff: Joe Cosentini, Town Manager
Jana Antrobus, Development Coordinator
Kevin Rubenstein, Town Planner

Applicants: Roger Conley (Warfield), Steve McCleaf (Warfield)
Sean Davis (Morris Richie & Associates – Warfield)
David Bowersox (Hoffman, Comfort, Offutt, Scott & Halstad, LLP – Warfield)

Call to Order

Phil Singleton, Chairman called the meeting to order at 7:00 PM.

Business

Petition for Zoning Text Amendment – Warfield

A written response to questions from the February 7 Planning Commission meeting were provided and reviewed by Roger Conley, Steve McCleaf, Sean Davis and David Bowersox.

Some of the concerns raised by the Planning Commission to the text amendment include:

- The lack of a required “mixed use”
- The number of conditional uses being moved to principal permitted uses
- The residential density
- Senior living defined as non-residential
- Lack of overall zoning ordinance review

Chairman Singleton noted the Town wants this project to succeed and understands there are commercial limitations, but the Town has an approved vision for the property. He also noted a statement in the Warfield – Petition for Zoning Text Amend that reads in regards to the project “None of this will happen without approval of the proposed zoning amendment”. Steve McCleaf acknowledged this was a miscommunication of the applicant’s intention and agreed to remove it from the document.

Upon further discussion, it was determined that the applicant would revise the requests based on comments from the Planning Commission in regards to meeting the intent of the Planned Employment Center zone. Mr. Cosentini advised the applicant to respond by March 30 in order to give the Planning Commission ample time to review before the April 4 meeting. At which time the discussion will continue until the Planning Commission is ready to make a recommendation to the Mayor and Town Council.

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Adjournment

There being no other business, Alternate Commissioner Enslow motioned and Commissioner Johnson seconded to adjourn the meeting at 8:45 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Development Coordinator