

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
April 4, 2022

Commissioners: Phil Singleton, Chair Steve Enslow, Alternate Commissioner
 Ken Johnson Ted Ludvigsen
 Mike Scheiner Brandon Smith

Town Staff: Joe Cosentini, Town Manager
 Jana Antrobus, Development Coordinator
 Kevin Rubenstein, Town Planner
 Clare Stewart, County Liaison

Absent: Jeremiah Schofield, Council Liaison

Call to Order

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

Approval of the Minutes

A motion was made by Commissioner Johnson and seconded by Commissioner Smith to approve the March 7, 2022 Planning Commission meeting minutes. All voted in favor.

A motion was made by Commissioner Ludvigsen and seconded by Commissioner Scheiner to approve the March 21 Special Planning Commission minutes. All voted in favor.

County Updates

Clare Stewart appeared before the Commission to give an update on various County initiatives:

Comprehensive Rezoning

Department of Planning is beginning work on changes to the Agricultural and Conservation Districts with the assistance of a work group. The goal is to have the text to the County Commissioners by early fall.

Transportation Master Plan

Department of Planning is compiling information from the consultant Countywide Corridor Study, meetings with Municipalities, research, and public input to begin drafting the Plan.

Annual Report

Department of Planning is compiling information for the 2021 Annual Report. Drafts and will be available to municipalities for review before the final copy is submitted to MDP.

Hazard Mitigation Plan

The County's Department of Public Safety has been working with multiple County Departments to create the 2022 Carroll County Hazard Mitigation Plan (HMP), and will be reaching out to Town Staff for input.

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Business

Site Plan – 7556 Bistro Expansion

The property owner presented a drawing showing an expansion of 7556 Bistro into an existing space of approximately 350 square feet at the rear of the building, which already shares walls and a doorway. No exterior modifications are planned for the site and the only interior modification will be the removal of the interior door separating the two spaces, to be in compliance with fire code.

Although the physical modifications to the building will be minimal in this case, all principle permitted uses in the B-L zone, where a building permit and zoning certificate are required, are also subject to a site plan review by the Planning Commission.

Motion

A motion was made by Chair Singleton and seconded by Commissioner Johnson to approve the Site Plan for the expansion of 7556 Main Street contingent on compliance of the County's comment letter. All voted in favor.

Petition for Zoning Test Amendment - Warfield

Joe Cosentini provided the following updates:

Following the Special Planning Commission meeting on March 21, no new information has been submitted by the applicant. Staff reached out to the applicant to see if they were attending tonight's meeting to continue their presentation. They responded, that they were working on the modifications discussed at the March 21 meeting and would provide an update to the Town next week.

Motion

A motion was made by Commissioner Enslow and seconded by Commissioner Ludvigsen to deny the proposed application for the Zoning Text Amendment presented to the Planning Commission as it does not conform with the vision and intent of the Comprehensive Plan. Neither does it conform or is reconcilable with the language, purpose and vision of the Planned Employment Center (PEC). All voted in favor.

The applicant was notified of the meeting and did not file or request a continuance or postponement. By voting tonight it does not prevent the applicant from submitting an alternate plan to the Mayor and Town Council that could be referred back to the Planning Commission for review and recommendation.

Adjournment

There being no other business, Commissioner Scheiner motioned and Chair Singleton seconded to adjourn the meeting at 7:18 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Development Coordinator