

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
September 6, 2022

Commissioners: Steve Enslow, Alternate Commissioner
Ken Johnson Mike Scheiner
Brandon Smith

Jeremiah Schofield, Council Liaison

Town Staff: Kevin Rubenstein, Town Planner
Jana Antrobus, Development Coordinator

Absent: Phil Singleton, Chair Ted Ludvigsen

Call to Order

The meeting was called to order at 7:00 PM.

Due to the absence of the Chair the Commission designated Steve Enslow, Alternate Commissioner as the temporary Chair.

Approval of the Minutes

Due to lack of a quorum the approval of the July 5, Minutes will be held until the October meeting.

Carroll County Updates

- Comprehensive Rezoning
Following the completion of the Work Group the Board of County Commissioners have been reviewing the text changes.
- 2022 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan
Deadline to submit applications was September 1.
- CTP Tour
Meeting with Carroll County elected officials is scheduled for October 13, 2022 at 2 pm.
- Transportation Master Plan
The Carroll County Planning Commission will begin reviewing chapters of the Plan in September.

Business

- Schoolhouse Overlook
The property owner of parcel 4454 is planning a major subdivision from 1 to 5 single family lots that are between 3 and 4 acres each.

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The preliminary plan for this subdivision is currently undergoing the development review process with Carroll County and will also need to be approved by the Planning Commission during a later meeting. At this time, the Planning Commission is being asked to make a recommendation to Town Council regarding the adequacy of Public Facilities serving this area.

Upon review Planning Commissioners are asked to provide a recommendation to Council to determine if the public facilities serving the proposed subdivision are adequate from the following agencies:

- Town of Sykesville Police Department
- Town of Sykesville Public Works
- Carroll County Public Schools
- Sykesville Freedom District Fire Department
- Carroll County Bureau of Utilities
- The current plan shows water to be serviced by wells. The property owner wants to confirm that wells are possible before having the property removed from the water service area. The County will service to proposed subdivision with sewer.

Motion

Commissioner Enslow motioned and Commissioner Johnson seconded that the Planning Commission recommends to the Mayor and Town Council the public facilities serving this area to be adequate, with the conditions that Carroll County Bureau of Utilities be held until it's determined if the water will be public or by use of a well. All voted in favor.

Draft Sign Ordinance Referral

The purpose of this amendment is to introduce new regulations on the size of temporary signs in the Downtown Historic and residential districts, as well as making our ordinance compliant with the law prohibiting restrictions on the content and messaging of signs. The amended ordinance also condenses certain pieces of the existing ordinance in order to make it more concise.

Planning Commission is being asked to review the amended ordinance in order to make a recommendation to Mayor and Town Council at a later date.

Adjournment

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

Respectfully submitted,
Jana Antrobus, Development Coordinator