

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
November 7, 2022

Commissioners: Phil Singleton, Chair Ted Ludvigsen
Steve Enslow, Alternate Commissioner
Mike Scheiner Brandon Smith
Jeremiah Schofield, Council Liaison

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

Absent: Ken Johnson

Call to Order

Chair Singleton called the meeting to order at 7:00 PM.

Approval of the Minutes

A motion was made by Commissioner Smith and seconded by Commissioner Scheiner to approve the October 3, 2022 Planning Commission meeting minutes. All voted in favor.

Carroll County Updates

- Comprehensive Rezoning
The board of County Commissioners completed their work sessions on the text changes. Adoption of the agriculture and conservation text was approved on November 3 and will become effective on December 1.
- 2022 Fall Amendment to the 2019 Carroll County Water and Sewer Master Plan
The last amendment completed before the Triannual update in late spring.
- Transportation Master Plan
Carroll County Planning Commission began reviewing draft chapters and will be completed in early Spring.

Business

1. Mayor & Town Council Referral: Draft Sign Ordinance
The Planning Commission's requested changes have been added to the revised draft and upon their review they are requesting that the definition of "obscene" be expanded to include "containing material of a sexual nature".

Motion

Commissioner Ludvigsen motioned and Commissioner Smith seconded to approve the Sign Ordinance with the addition of the expanded definition of obscene. All voted in favor.

2. Schoolhouse Overlook
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.

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Staff have received comment letters from the County. Based on these letters, the preliminary plan has not yet been approved by many of the County level agencies and the developer will need to make several adjustments to the preliminary plan before approval is granted.

The Town Council voted to approve the public facilities serving the sub-division as adequate with the stipulation that the water supply issue between the developer and county be resolved. Five units is the most that will be developed which should not affect adequate facilities.

Some of the general concerns noted by the County were similar to those already expressed by the Planning Commission including space for oncoming traffic to pass on the use-in-common driveway, adequate room for emergency service vehicles, and the location of mailboxes and trash pick-up areas. The letters mentioned additional changes required by County Agencies, which are outside of our Planning Commission's review, but will still lead to changes in the existing plan.

Town Updates

1. The County will soon begin the water and sewer upgrades to Springfield Avenue with plans of completing the project by spring followed by the state beginning the stormwater upgrades.
2. Stormwater upgrades to begin on Norwood Avenue and Central Avenue with plans to complete by spring followed by the state beginning the stormwater upgrades to tie into the work along Springfield Avenue.
3. The Joy Property Board of Zoning Appeals Hearing will continue at a later date (to be determined) to allow the applicant time to gather more documentation.

Councilman Schofield requested that there be a note in the staff report to Council reminding them to discuss if Route 32 is considered a highway.

Adjournment

There being no other business, Chair Singleton motioned and Commissioner Ludvigsen seconded to adjourn the meeting at 7:09 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Development Coordinator