

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
July 1, 2013

Present: Steve Enslow Louis Shaw
 Ed Cinkole Debby Ellis

Absent: Leo Fiander
 James Jacobe

Staff: Dawn Ashbacher, Town Manager
 Barb Kearney, County Liaison Planner

Others: Paul Mueller
 Melissa Clark

CALL TO ORDER

Steve Enslow called the meeting to order.

MINUTES

The Minutes of the May 6, 2013 meeting were unanimously approved.

BUSINESS

Welcome new Planning Commissioner

The Planning Commission welcomed Council Member Debby Ellis. Council Member Ellis is the new liaison from the Mayor and Town Council.

Redevelopment at 7526 Main Street

Paul Mueller presented his townhouse and mixed use building concept for his property on and near 7526 Main Street at the May 6, 13 Planning Commission meeting.

Mr. Mueller responded to the concerns raised on May 6.

- The Planning Commission suggested switching the location of the mixed use and residential components so the mixed use building would be on Main Street. Mr. Mueller indicated that this would make it more difficult for retail deliveries. Also, it would be awkward to have townhomes across from the existing commercial building (Old Carriage House) at 7520 Main Street.
- Regarding concerns about a shared driveway for the residential units, Mr. Mueller noted that some of the concern could be addressed by moving the building closer to the road. The Planning Commission indicated that this component would still be questioned as part of the approval process.
- Regarding the use of an architectural style with components that are too conventional, Mr. Mueller stated that the windows have been redesigned to a style that is more common in the town.

It was noted that Mayor Shaw had spoken with Mr. Mueller and still had a preference for retail space on Main Street, but the Mayor also understood the nature of the market. The Planning Commissioners noted that they prefer retail downtown but also understand the massing issue of mixing residential with commercial.

Mr. Mueller noted that he expected the log cabin building to be potential retail space. In addition, he was willing to create a destination, such as “North Main Street Square” with signage to direct patrons to the area.

Other items the Commissioners added for consideration included paying attention to the triangular piece of the commercial building, such as by making it all glass; making the first floor more attractive; and checking to see if the building walls were on the stormwater sewer easement.

Report on Maryland Municipal League Planning Commissioner Training

Council Member Debby Ellis shared materials she received as part of a Maryland Municipal League Planning Commission, Planning Board and Board of Appeals Education Course.

Updates from County

The Hazard Mitigation Plan, an analysis of vulnerabilities for the County and municipalities, will be forthcoming. Adopting such a plan provides better access to recovery funds. The County Water and Sewer Master Plan is anticipated to be ready by the end of the year for a 60-day review period. There are no notable changes in the Land Preservation, Recreation, and Parks Plan. The Freedom Community Comprehensive Plan is moving forward.

ADJOURNMENT

There being no further business, the meeting was unanimously adjourned at 8:17 p.m.

Respectfully submitted,

Dawn Ashbacher