

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
JULY 6, 2015**

Present: Steve Enslow Ed Cinkole
Phil Singleton Julia Betz
Louie Shaw

Absent: Leo Fiander

Staff: Dawn Ashbacher, Town Manager/Planning Director
Andrea Gerhard
Jana Antrobus

Others: Nokomis Ford, Carroll County
Scott Jendrek,
Scott Beck
Ned Howe, Enterprise Homes Inc.
Mike CallahanEnterprise Homes Inc.

Call to Order

Steve Enslow, Chairman, called the meeting to order at 7:15.

Approval of Minutes

Motion was made by Phil Singleton and seconded by Louie Shaw to approve the May 4, 2015 Planning Commission meeting minutes. All voted in favor.

Julia Betz requested and all agreed for names to consistently be included when documenting motions in the minutes.

BUSINESS

Potential Development off of Schoolhouse Road

Ned Howe and Mike Callahan of Enterprise Homes presented their development proposal that includes up to 50 townhouses. Residents will have affordable rents and will be given the opportunity to purchase their homes at the end of 15 years. This would be an approximately \$20 million investment that would create jobs and help to support the downtown commerce.

Concerns

- The slope of the property.
- Traffic impact on Schoolhouse Rd. & Oklahoma Ave.
- Emergency vehicle access
- Scope/Massing
- Access to the site
- Maintenance
- Zoned Conservation

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The property is one of several properties in the area that straddle the Town-County boundary. To proceed, the Master Plan would have to be amended as well as the zoning ordinance. In addition, the Town would have to pursue annexation and request a zoning waiver to allow for increased density. If the developer is able to address the concerns, the Planning Commission is open to considering the project.

Joint Planning Commission Meeting

Steve Enslow gave an overview of the first Joint Municipality County Planning Commission Meeting held on May 6, 2015:

- 2 per year to be scheduled going forward.
- State agency (MDT, SHA, Planning) roles, contacts and how to move projects.
- Email communication mechanism.

Carroll County Updates

Carroll County Land Use, Planning & Development has been restructured and the Bureau of Comprehensive Planning is now separate.

Update on Town Development

Proposed Project for Downtown

A plan was presented to open a micro distillery that would produce 4000 cases of vodka and bourbon per year. The plan also includes sales, tours, and a tasting room. The stone building on Main Street would house the distillery and employ 4 to 5 people at the most.

The Distillery doesn't fit the current zoning, but the Planning Commission is open to considering a zoning text amendment. The business property owners would have to address impacts such as parking, odors, safety with flammable liquid, and location of deliveries.

Action: Dawn will add the zoning text amendment to the Mayor and Town Council July 13, 2015 meeting's agenda.

Existing Downtown Businesses Selling Alcohol

Concerns were raised that current zoning may not allow for existing downtown non restaurant business to sell alcohol.

Action: Town Manager and County will need to verify.

- What type of Liquor license do they currently have?
- What are the licensing requirements?
- What is their ratio of food to liquor sales?

All businesses selling alcohol should be considered when devising a Zoning Ordinance Amendment.

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Chickens

Questions regarding chickens in back yards have come up recently. The commission has already addressed this issue in detail. Since there has not been an official request, there is no reason to discuss at this point.

SMO (Shell Station)

Update

- Letter of credit will not be renewed. Town will notify SMO plans to draw on the letter of credit which will expire at the end of July.
- Washout around storm drain inlet causing considerable damage to grass, trees, and erosion. Will request the County to inspect the storm drain inlet on the right side of the drive.
- Concerns regarding the Banners(4 or 5 6' to 10' wind flags) along Route 32

Potential Speaker

Discussion on hosting a speaker to give a presentation on "Sense of Place" Phil recommended we have a discussion internally first and include Mayor and Town Council to have a full agreement of what the vision is for Sykesville before bringing in a speaker.

Recess

Steve Enslow motioned and Phil Singleton seconded for a 5 minute recess at 9:00 p.m.

Steve Enslow, Chairman, called the meeting to order at 9:10 p.m.

Commission Vacancy

Mayor Shaw will recommend the appointment of Michael Scheiner to the Planning Commission during the Town Council Meeting on July 13, 2015.

ADJOURNMENT

There being no other business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted

Jana Antrobus, Executive Assistant