

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
November 4, 2013**

Present: Steve Enslow Julia Betz
 Ed Cinkole Phil Singleton

Absent: Louie Shaw Leo Fiander
 James Jacobe

Staff: Dawn Ashbacher, Town Manager
 Sandy Cazares, Executive Assistant
 Barbara Kearney, County Liaison Planner

Others: Ryan Humphrey, Humphrey Development

CALL TO ORDER

Steve Enslow, Chairman, called the meeting to order.

WELCOME – The Commission welcomed two new members to the Planning Commission, Julia Betz and Phil Singleton.

1. MINUTES

The minutes of the October 7, 2013 Planning Commission meeting were unanimously approved with Julia Betz abstaining since she was not at the October 7, 2013 meeting.

BUSINESS

2. Potential Development off of Schoolhouse Road – Ryan Humphrey of Humphrey Development presented a proposal to build age-restricted single dwelling unit housing. This would require a text amendment to amend the Conditional Uses for the Conservation District to allow “retirement housing”.

Mr. Humphrey described the plan to the Commission. The property was described as difficult to develop because it involves stream crossing, extreme grades, offsite reforestation, offsite sewer, road improvements, and a water pumping station.

His proposal shows a single road terminating in a cul-de-sac with groups of attached villas. There would be 53 units or less. There is approximately 100 feet of grading from the peak of the property to the road. The idea would be to create a plateau at around 70 feet up. That would entail topping off the top 30 feet of the peak in order to level out the rest of the area.

In terms of the impervious surface comparing this project to the previously proposed project, the previous project would have been 100+ apartment units with surface parking surrounding it. The current proposed project would have interior parking, and the actual impervious surface would be larger, by approximately 10-15%. This plan would require approximately 8 acres of reforestation.

The Commission expressed concerns about traffic and pedestrian access on Schoolhouse Road. Mr. Humphrey expressed that retirement home communities have almost no impact on traffic primarily due to the age of the population served. Some Commissioners expressed doubt that there would be little to no traffic impact because many individuals are living longer and are more active.

Some members of the Commission expressed concerns that this plan does not mesh well with the intent of a Conservation zone, especially as the new plan seems to increase the area of disturbance from the prior plan. Mr. Humphrey responded by noting that not all of the conditional uses match the intent of the zone.

Some Commissioners expressed interest in seeing a full-sized plan so they may be better able to see grading. They also asked for the calculations of the total impervious surface for the original proposal versus the new proposal. The Commission stated that they would view what is sent and discuss again at the next Planning Commission Meeting on January 6, 2014.

3. Approval of County Master Plan for Water and Sewage - Commission voted and unanimously certified that the 2013 triennial update to the *Carroll County Water and Sewer Master Plan* is consistent with the Town of Sykesville Master Plan dated January 24, 2011.

4. Program Open Space Land Conversion Request for 732 Oklahoma Avenue/Little Sykes Railway Park - This lot for 732 Oklahoma Avenue, the nearby parking lot, and the Post Office parcel across the street were purchased by the Town with Program Open Space funding around 1989 to be parking lots. There is a covenant on the deed for these parcels that limits their use. The Town is in the process of trying to remove the covenants, and to do that, the land must be swapped for other land in the Town to preserve open space that is at least equal in value and size. The Town is limited in what it can offer.

The Mayor and Town Council recommended the conversion of the Little Sykes Railway Park. Dawn Ashbacher, Town Manager, requested Planning Commission input on whether such a use is consistent with the Town's Master Plan. The Planning Commissioners indicated concern that that a portion of the park could be considered an extension of the downtown. They did agree that this would be a consistent use for other portions of the property.

5. Update on SMO – 887 Sandosky Road – Sandy Cazares, Executive Assistant to the Town Manager, provided an update on the project. She spoke to Andrew Stine, the project engineer, and discussed the sidewalk, Shell sign, and height of the LED lights on the sign. He reported that after the last Planning Commission meeting, he changed the LED lights from 3' to 2'. He has already prepared the plans, so he welcomes any additional feedback and comments from Bob

Bond, Town Engineer, and from the Planning Commission as well. It was suggested by the Commission that Bob Bond should look at the sidewalks as well.

6. Updates from the County - Barbara Kearney, County Liaison Planner, gave an update on the following County projects: County Master Plan and Bicycle and Pedestrian Subplan.

Warfield Complex - The Commission asked for an update on Warfield. Dawn Ashbacher, Town Manager, mentioned that the Town is still negotiating the contract.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,
Sandy Cazares, Executive Assistant