

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION MEETING AND
TOWN MASTER PLAN UPDATE PUBLIC HEARING
NOVEMBER 4, 2002**

Present: Michael Rice Mary Ann Schmidt
Debby Ellis Phil Singleton
Ed Cinkole Keith Foote
Leo Fiander

Staff: Matthew Candland, Town Manager/Planning Director
Scott Graf, County Liaison Planner
Robert Bond, Town Engineer
Jay French, Warfield Consultant

Others: Judith Glass, Town Resident
Rebecca Boreczky, Mt. Airy Gazette
Terry Howard, Town Resident
Edward, Jr. and Deborah Mihm, Jr., Town Resident
David Carney, Attorney for Mihms
Annette & Brian Lord, Town Residents
Daniel Fadrowski, Town Resident

CALL TO ORDER

Chairman Michael Rice called the meeting to order and explained the procedure to be followed for the public hearing on the Town Master Plan Update.

BUSINESS

Town Master Plan

Mr. Candland gave a background stating that a series of workshops had been held over the past 18 months and that a draft document had been prepared. The draft Town Master Plan Update has been sent to all appropriate State and County agencies for review and comment, and a public hearing scheduled for tonight. Comments have been received from these agencies as well as the public.

Mr. Candland recommended that once all comments had been heard, rather than closing the public hearing, the public hearing be continued to the December 2, 2002 meeting because of additional comments and suggested modifications that the Planning Commission might want to include in the Plan. Also, Bob Bond, Town Engineer and Jay French, Warfield Consultant had recently drafted a more detailed site plan for the Warfield Complex and the new intersection that, once approved by the Planning Commission, be included in the Master Plan also.

MOTION TO OPEN PUBLIC HEARING

Phil Singleton motioned and Ed Cinkole seconded to open public hearing. Motion carried unanimously.

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Jay French, Warfield Consultant gave a background on the Warfield Complex stating that the plan for the intersection was a part of the outcome of the weeklong charrett held in April 1998 on the Warfield Complex. A more detailed plan for the new intersection at Route 32 and Cooper

Drive into the Warfield Complex has been prepared and must be presented to the State Highway

Administration in December so as to stay on schedule for the funding from the State and to move forward with the plans for construction. Bob Bond, Town Engineer and Mr. French presented the more detailed plan for the new intersection and asked Planning Commission approval of the plan to send to the State

After discussion, the Planning Commission approved the plan and for the plan to be sent to the State.

MOTION

Phil Singleton motioned and Mary Ann Schmidt seconded to approve the plan and to send the plan to the State. Motioned carried unanimously.

PUBLIC COMMENT ON THE TOWN MASTER PLAN UPDATE

The Planning Commission heard testimony from the following property owners regarding the proposed rezoning to their properties.

Terry Hammond – 7443 Springfield Avenue
Annette and Bryan Lord – 7439 Springfield Avenue
Edward and Deborah Mihm – 7521 Norwood Avenue
David Carney, Attorney for the Mihms

After a lengthy discussion, the Planning Commission motioned to continue the Public Hearing on the Town Master Plan Update until the December 2, 2002 meeting. Photographs and a letter from the Mihm's neighbor was presented to become a part of the Public Hearing file.

MOTION TO CONTINUE PUBLIC HEARING

Phil Singleton motioned and Mary Ann Schmidt seconded to continue the Public Hearing until the December 2, 2002 meeting. Motion carried unanimously.

Raincliffe Property

Mr. Candland reported that he had attended a meeting with the Carroll County School Board regarding their proposed new policy on adequate public facilities. He also stated that the developer of the Raincliffe Property and their Attorney were working on a proposed phasing in plan for construction of the Raincliffe Property. No action taken.

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Avonlea Homes (George Wachter) (Grubbs Property)

Mr. Candland reported that George Wachter, builder of Avonlea Homes, would like to build a house on a portion of the Grubbs Property that currently exists as two lots. The property is located on Oklahoma Avenue. Mr. Wachter would like to recombine the two lots to make one lot so that the house could be built. Bob Bond, Town Engineer, will review and forward his comments. No action taken.

ADJOURNMENT

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

Respectfully submitted,

Dinah B. Riley
Secretary

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