

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
MONDAY, JUNE 7, 2004**

Present: Michael Rice Jim Kelley
Ed Cinkole Mary Ann Schmidt
Stephen Enslow Justin Deibel

Absent: Leo Fiander

Staff: Matthew Candland, Town Manager/Planning Director
Bobbi Moser, Carroll County Planning

Others: Karen Stysley, Reporter, Gazette Newspaper

CALL TO ORDER

Chairman Michael Rice called the meeting to order, and asked for additions to the agenda. Matthew Candland added Scarborough Woods.

BUSINESS

Scarborough Woods Subdivision

Matt Candland provided background information regarding the Scarborough Woods Subdivision, an eight-lot subdivision. Mr. Harman, the developer, has one remaining lot. He would like to request that the lot lines between this remaining lot (Lot 5) and the lot that his home is located on (Lot 4) be reconfigured to allow for a larger area on lot 5. He has a contract purchaser for Lot 5. Mr. Candland further explained that Mr. Harman would be applying to the Board of Zoning Appeals to change the building envelope for lot 5.

Matthew Candland recommended that lot line change be approved contingent on any additional comments from Bob Bond, Town Engineer.

After some discussion, the Planning Commission recommended that request be approved.

MOTION

Mary Ann Schmidt motioned and Ed Cinkole seconded that the lot line be changed per the submitted plan contingent on Bob Bond's comments. The motion was unanimous.

Warfield Complex – Concept Plan

Mr. Candland provided an overview of the Warfield Complex project and the current work taking place at Warfield, namely the new intersection on Route 32. He then presented the Concept Plan for the intersection and explained it in detail. He explained the lighting, traffic circle, and spent considerable time describing the proposed landscaping plan in detail.

Mr. Candland pointed out that the Town's Landscape Manual does not specifically deal with landscaping for intersections like at Route 32/Warfield Complex but he explained that it meets the spirit of the Town's Landscape Manual.

After some discussion the Planning Commission approved the Landscaping Concept Plan.

MOTION

Stephen Enslow motioned and Mary Ann Schmidt seconded that the Landscaping Plan be approved. The motion was unanimous.

APPROVAL OF MINUTES

Mary Ann Schmidt noted that there was an error regarding the zoning under the Joe Cathy motion. Dinah indicated that this would be corrected. Mary Ann Schmidt motioned and it was seconded to amend and approve the Planning Commission Minutes for the May 3, 2004 meeting. Unanimously carried.

ADJOURNMENT

There being no further business, a motion was made and unanimously carried to adjourn the meeting at 7:55 p.m.

Respectfully submitted

Matthew Candland, Town Manager

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