

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

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

Absent: Michael Rice
Leo Fiander

Staff: Matthew Candland, Town Manage/Planning Director
Bobbi Moser

Others:

CALL TO ORDER

Vice Chair Mary Ann Schmidt called the meeting to order at 7 p.m.

BUSINESS

Dinah Riley – Update

Matthew Candland provided an update on the status of Dinah's health condition. Doctors found that Dinah had a cancerous tumor that fortunately was surgically removed. Dinah is now recovering and may need to undergo chemotherapy.

7603 Maple Avenue Minor Subdivision

Mr. Candland explained the location of the proposed subdivision and current conditions. The owner/proposed owner would like to subdivide the existing lot into two lots. There is an existing ranch style home on the property.

According to the zoning ordinance, each lot must have at least 7,500 square feet. During the subdivision process the Town typically requires that ten feet from the existing roadway or face of curb be granted in fee simple to the Town for road widening and sidewalks.

In this case, if this land were dedicated to the Town in fee simple, the owner/proposed owner would not have the required 7,500 square feet in the proposed new lot. Mr. Candland explained to the owner/proposed owner that in this case he would need to apply to the Board of Zoning Appeals for a variance. The owner asked if the Town would be willing to accept the ten feet road widening by easement rather than in fee simple. This would allow the property to have the minimum 7,500 square feet.

There was some discussion about the proposed subdivision and the surrounding neighborhood after which Mr. Candland recommended that the Town remain consistent with its normal procedure of requiring it by fee simple.

After some additional discussion, the Planning Commission decided that the Town remain consistent with its normal procedure to require the right of way by fee simple.

Village House Storm Water Management Pond

Commission member Ed Cinkole provided an historical overview of this project and specifically the storm water management pond. He explained that, during the review process, the Planning Commission wanted to make the storm water management pond as much an amenity as possible. The Commission required that the pond be a wet pond and that the water visible from Sandosky Road as a motorist is traveling from Route 32.

Currently, the pond is wet but the water level is not sufficiently high to meet the visibility standard from Sandosky Road. The Town still holds the bond from Village House and has requested that they raise the outflow inlet to a level that will raise the water level sufficiently to meet the standard. The developer has argued that they do not recall this visibility standard and that it is not noted in the approved plan. The Town has acknowledged their oversight of not having it included in the approved plan but argues that it was discussed repeatedly during the review process.

Bob Bond, Town Engineer, has determined that raising the outfall inlet level would not handle the 10 year flood but that this would be “a drop in the bucket” compared to the Town’s total storm water drainage in this particular system.

The developer has agreed to raise the level if the Town indemnifies them. The Town has refused to do this due to the wide range of liability that would be created for the Town. Mr. Candland asked the Planning Commission for its feeling on the matter and to make a recommendation to the Town Council for its consideration. There was discussion about the above and the general lack of maintenance inside the fenced area of the pond.

Mr. Candland recommended that the Town not fight the developer on this issue but send a letter to the developer and express the Town’s strong feelings and disappointment about their failure to raise the water level and request that they raise the water level and better maintain the area around the pond.

The Planning Commission decided to recommend the above to the Mayor and Town Council.

St. Josephs Church – Final Plat (lot line changes, dedication)

Mr. Candland explained that all of the changes suggested by the Planning Commission and Bob Bond, Town Engineer, have been incorporated into the plat. The plat is therefore ready for execution by Mary Ann Schmidt, Planning Commission Vice Chair. Ms. Schmidt signed the plat.

Raincliffe Subdivision – To Be Discussed at October 4, 2004 Meeting

Mr. Candland reiterated that the developer has indicated that they will be ready to submit their proposed Preliminary Plan at the next meeting.

Freedom Water Supply System – Update - Bobbi Moser

Ms. Moser, County Planner and Liaison to the Town of Sykesville, distributed a copy of the County's annual report of its planning efforts in the county.

She next updated the Commission on the latest happenings on the Freedom Water Supply System. She distributed copies of the report that was given to the County Commissioners earlier that day. The County is taking steps to ensure that water supply is sufficient to meet future demands. New wells are being constructed and a new water treatment facility for Liberty Reservoir is planned.

Windswept Court – Town Parcel

Mr. Candland explained that the Town was still working with the two adjoining property owners but have experienced a bit of a set back because one of the property owners has moved. We will attempt to resume working with the new property owners.

APPROVAL OF MINUTES

Mr. Candland apologized for not having the June 7, 2004 minutes completed (the July and August meetings were cancelled). Due to Dinah being out he was not able to complete it but assured the Commission that the minutes would be completed by the next meeting.

ADJOURNMENT

There being no further business, a motion was made and unanimously carried to adjourn the meeting at 8:15 p.m.

Respectfully submitted

Matthew Candland, Town Manager

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