

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
MONDAY, NOVEMBER 1, 2004**

Present: Ed Cinkole Mary Ann Schmidt
Stephen Enslow Leo Fiander
Jim Kelley

Absent: Justin Diebel

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

Others: Chris Batten, CLSI for Catonsville Homes
Newspaper Reporter

Call To Order

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

Approval Of Minutes

Ms. Schmidt asked for a motion to approve the minutes. Jim Kelley motioned and Ed Cinkole seconded to approve the October 4, 2004 minutes. The vote was unanimous.

Appointment of New Planning Commission Chair

With the resignation of Michael Rice from the Planning Commission a new Chair is needed. Ms. Schmidt called for a motion to appoint a new Planning Commission Chair. Stephen Enslow motioned and Ed Cinkole seconded that Jim Kelley be appointed the new Chair. The vote was unanimous. Mr. Kelley took over as chair.

BUSINESS

1. Raincliffe Subdivision – Proposed Preliminary Plan

Mr. Chris Batten, of CLSI, was present to discuss his concept landscape plan. There was extensive discussion about the species to be used for street trees. It was recommended that a stately and traditional species be used for street trees. Willow Oak and Red Maple were suggested as alternatives. There was also discussion regarding tree species for the other areas.

The Commission suggested that Mr. Batten rework his plan to reflect their comments. Additionally, the Commission suggested that if Mr. Batten has any questions that he contact Mr. Candland and Mr. Cinkole for feedback.

2. Proposed Development at Conrey Property

Matthew Candland briefly described the history of the development proposals for this property. Mr. Candland explained that representatives of the owner of this property met with him recently. The owner is considering developing age-restricted housing. The owner has contacted the County and Town regarding this and was directed by the County to conduct a traffic study.

Mr. Candland reiterated to the owner's representatives the Town's strong feelings regarding the installation of a lighted intersection at this site (intersection of Route 32 and College Ave.). The Town adamantly opposes installing a traffic light at this intersection

3. Proposed FY 2004-2005 & FY 2005-2010 Capital Improvement Program

Matthew Candland provided an overview of the specific line items in the capital plan. There was some discussion particularly about the pool. It was strongly suggested to the Town Council that, prior to constructing a pool, financial feasibility be established. Additionally, regarding the Gate House Museum addition, it was suggested that sources of funds be more clearly identified.

Stephen Enslow motioned and Mary Ann Schmidt seconded to recommend approval of the Capital Improvement Program with the two suggestions above. The vote was unanimous.

Adjournment

There being no further business, at Mary Ann Schmidt motioned and Stephen Enslow seconded to adjourn the meeting. The vote was unanimous. The meeting adjourned at 8:30 p.m.

Respectfully submitted

Matthew Candland, Town Manager

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