

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
MAY 7, 2007**

Present: Steve Enslow Ed Cinkole
Justin Deibel James Jacobe
Leo Fiander

Absent: Louie Shaw
Jim Kelley

Staff: Matthew Candland, Town Manager/Planning Director

Others: Jonathan Caplan, Citizen
Walt and Virginia Humphreys, Buttercup Hill
Clark Shaffer, Attorney for Buttercup Hill
Steve Ford, G.W.Stephens, Jr. & Assoc., Engineers for Buttercup Hill
Kandel & Associates

Call to Order

Steve Enslow, Chairman called the meeting to order, and asked for additions to the agenda. There were none.

Approval of Minutes

The minutes of the March 5, 2007 meeting were unanimously approved with one amendment. Item Number 1 under the Barkley Proposed Rezoning should be amended to read as follows: "Clearly indicate easements for roadway and roadbed on the property."

BUSINESS

Buttercup Hill (Raincliffe Road and Buttercup Road) – Proposed Annexation

Mr. and Mrs. Walt Humphreys, the owners of the property, their engineer, Steve Ford of G.W.Stephens, Jr. & Associates, and their attorney, Clark Shaffer were present to let the Commission know of their interest in being annexed into the Town and to present their concept for the proposed development of the property. There was discussion. The property owners will return for the June 4, 2007 meeting, which will allow the Commission more time to review the concept. No action was necessary.

Raincliffe Property

Mr. Candland gave an update noting that there are still two main issues to be resolved with this project. Those two issues are the intersection and the details on the architecture. The Commission had been given a copy of the Town's letter dated April 16, 2007 and addressed to Anthony Rudisill of CLSI, Engineers for the project, regarding the intersection. Clark Shaffer, Attorney for the developer, stated that they are currently working on the condo documents, Public Works Agreement package, etc. No action necessary.

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At this point in the meeting, Chairman Enslow asked Mr. Candland about the Planning Charrette held on Saturday, May 5, 2007 for the redevelopment of the Apple Butter Factory property (across from Baldwin's). Mr. Candland reported that approximately 30 people attended. The facilitator for the charrette will use the info presented to prepare a report to the Town and to Howard County.

ADJOURNMENT

There being no other business, the meeting was adjourned at 8:15 p.m.

Respectfully submitted

Dinah Riley, Secretary