

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
MAY 5, 2008**

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

Absent: Louie Shaw

Staff: Matthew Candland, Town Manager/Planning Director
Derek Meyers, Carroll County Liaison Planner

Others: See Sign In Sheet for May 5, 2008

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 April 7, 2008 meeting were unanimously approved.

BUSINESS

Town Master Plan Update

Sean Davis of Morris & Ritchie Associates was here to facilitate our discussion on Chapter Four: "Downtown Revitalization". Mr. Davis presented an aerial map of downtown Sykesville with an overlay showing the zoning. A good portion of the discussion focused on creating more foot traffic and activity in the downtown, and how we can capture the attention of people traveling on Route 32 to bring them downtown. Mr. Davis pointed out that the theme of Main Street has not changed since 1998. There was discussion about whether it would be appropriate to expand the downtown further up Sandosky Road and Springfield Avenue. A general concern was also expressed about the lack of connectivity between the downtown and traffic on Route 32. Mr. Davis will be here at the next workshop on June 2, 2008 to continue the discussion this chapter.

Warfield Subdivision Plan

Bob Bond, Town Engineer was here to explain the Warfield Subdivision Plan and to answer any questions and concerns of the Planning Commission. It was noted that this plan is the proposed subdivision plan, not the site plan. The proposed site plan will come at a later date. There was discussion on the proposed subdivision plan, but no action was taken. The Commission will wait until they have received all County comments. There will be further discussion at the June 2, 2008 meeting.

ADJOURNMENT

There being no other business, the meeting was unanimously adjourned at 8:45 p.m.

Respectfully submitted

Dinah Riley, Secretary