



Town of Sykesville

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Town House

Stacy Link, Mayor

Joseph Cosentini, Town Manager

Jennifer Livesay, Town Treasurer

Kerry G. Kavaloski, Town Clerk

OFFICIAL MINUTES JUNE 2, 2025 REGULAR PLANNING COMMISSION MEETING

The Sykesville Planning Commission meeting was held on Monday, June 2, 2025. Commissioner Singleton called the meeting to order at 7:00 P.M. in the Town House Conference Room.

PRESENT: Commissioners Phil Singleton, Ken Johnson, Ted Ludvigsen, Daniel Mican, and Brandon Smith. Council Member Jeremiah Schofield.

ABSENT: Commissioner Michael Scheiner

STAFF: Joe Cosentini, Town Manager
Kevin Rubenstein, Town Planner

MINUTES:

- May 5, 2025

MOTION: Commissioner Singleton motioned to approve the minutes from May 5, 2025. Commissioner Smith seconded the motion.

The motion carried unanimously.

COUNTY UPDATES

The County Updates were provided via staff report.

BUSINESS AGENDA

- **Consider/Discuss/Act on a Site Plan for a Garage Conversion at 7557 Main Street**

Kevin Rubenstein, Town Planner, explained that the applicant is planning on converting the garage from storage space to useable commercial space to accommodate the expansion of the music school located on the ground floor of the structure. The majority of their classes are during the week, not on the weekends.

MOTION: Commissioner Singleton motioned to approve the proposed site plan and to allow for the conversion of the garage at 7557 Main Street to accommodate the expansion of the music school use, along with the waiver of three required parking spaces. Commissioner Johnson seconded the motion.

The motion carried unanimously.

- **Consider/Discuss/Act on the Schoolhouse Overlook Subdivision Preliminary Plan**

Mr. Rubenstein explained that the developers for this subdivision are requesting approval of the Preliminary Subdivision Plan. They have been working through the County's approval process. The subdivision went through the adequate public facilities process in November 2022 and was approved. There are approvals for the use of private wells at the County level. Mr. Rubenstein also explained that Schoolhouse Road is not currently a Town street; however, there are plans to have the road turned over to the Town. Staff have no outstanding concerns regarding the Preliminary Subdivision Plan.

The steepest driveway is planned to be 15% grade, which, the developer explained, is not unusual for this area. There are no safety concerns related to it.

MOTION: Commissioner Singleton motioned to approve the Schoolhouse Overlook Preliminary Plan and allow for the applicant to move forward with the final subdivision plan phase with the understanding that the Town will assume responsibility for Schoolhouse Road. Commissioner Ludvigsen seconded the motion.

The motion carried unanimously.

TOWN UPDATES:

- The South End Streetscape project has been delayed. It is expected to be finished in its current location by the end of June.
- There will be a workshop regarding House Bill 538 prior to the July Planning Commission meeting. There was a discussion about what the Planning Commission would like to see regarding the usability of the Warfield property.

ADJOURN: There being no further business to come before the Planning Commission, Commissioner Singleton motioned, and Commissioner Johnson seconded to adjourn the meeting at 7:22 P.M.

The motion carried unanimously.

Respectfully submitted
Town Clerk Kerry Kavaloski