

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
May 3, 2021**

Present: Steve Enslow Phil Singleton
 Julia Betz Ken Johnson
 Mike Scheiner
 Mark Dyer, Council Liaison

Staff: Joe Cosentini, Town Manager
 Jana Antrobus, Staff Liaison

Call to Order

Steve Enslow, Chairman called the meeting to order at 7:00 PM.

Chair Enslow noted that Commissioner Cinkole resigned his position as a member of the Planning Commission and thanked him for his years of service.

Approval of the Minutes

A motion was made by Commissioner Betz and seconded by Commissioner Singleton to approve the April 5, 2021 Planning Commission Meeting Minutes as revised. Commissioner Scheiner abstained and all others voted in favor.

County Updates

Comprehensive Rezoning

Staff has completed work on updates to the residential district text, and the County Planning Commission is currently holding work sessions on this proposal.

2021 Spring Amendment to the 2019 Carroll County Water & Sewer Master Plan

The Schoolhouse Road property that is in Sykesville's Growth Boundary has been moved from Future to Priority and was certified with the County Planning Commission forwarded to the Board of County Commissioners who will hold a Public Hearing on May 13. Upon adoption, it will be forwarded to Maryland Department of the Environment for final approval.

County Review of the Draft Sykesville Comprehensive Plan.

County agency comments were sent to the Town on April 7.

2020 Annual Report presentation was provided by Mary Lane, Planning Manager with Carroll County and she asked the Planning Commission to certify the information pertaining to the Town is accurate.

Commissioner Johnson motioned and Commissioner Betz seconded to approve Chair Enslow to sign the 2020 Annual Report Letter of Certification. All voted in favor.

Guide to County and Municipal Planning Processes

Hannah Weber, Planning Technician with Carroll County provided a review of the document.

This is meant to be a guidance document for County and Municipal Staff. This document will be updated annually and is intended to help with the County's planning related role in assisting and collaborating on various projects, plans, and planning related state mandates.

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Business

Comprehensive Plan Pubic Hearing

The Town has recently received comments from State agencies related to our draft Comprehensive Plan. Most of the comments received confirm the Town's compliance with the State requirements for local comprehensive plans. However, they do offer several suggested changes to show coordination and support for existing State and County planning documents as well as suggestions to ensure adequate facilities are planned for should any significant future growth occur in Town.

Staff along with our planning consultants are working to incorporate these suggested changes and because of this are asking that the Planning Commission wait until the June 7 Planning Commission Meeting to make a recommendation to Council on adoption. Staff is asking to proceed with the public hearing in order to receive and review any additional comments that may be given by the public. This will allow time for the Commission to review a final clean version of the draft plan.

Chair Enslow noted if any members of the Planning Commission have additional comments, they should send them to Town Staff.

Motion

A motion was made by Chair Enslow and seconded by Commissioner Johnson to open the Public Hearing for the Comprehensive Plan. All voted in favor.

Staff noted that all comments received so far including those from State Departments, County Agencies, Planning Commission, Town Council and the Public are on Public Record as part of this Hearing.

No comments were provided by the public.

Motion

A motion was made by Chair Enslow and seconded by Commissioner Singleton to close the Public Hearing for the Comprehensive Plan on May 17, 2021. All voted in favor.

Town Updates

Schoolhouse Road Annexation

Additional updates are required by the Town. Potentially another 60 days before it comes back to the Planning Commission.

A Veteran's Affair Nursing Home with 120 beds is proposed just outside of Town limits on State property.

Adjournment

There being no other business, Commissioner Singleton motioned and Chair Enslow seconded to adjourn the meeting at 7:25 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Executive Assistant