

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
June 7, 2021

Present: Steve Enslow Phil Singleton
 Julia Betz Ken Johnson
 Ted Ludvigsen
 Mark Dyer, Council Liaison

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

Absent: Mike Scheiner

Call to Order

Steve Enslow, Chairman called the meeting to order at 7:02 PM.

Approval of the Minutes

A motion was made by Commissioner Singleton and seconded by Commissioner Johnson to approve the May 3, 2021 Planning Commission meeting minutes as revised. All voted in favor.

County Updates

Comprehensive Rezoning

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

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

The Board of County Commissioners adopted the amendment on May 27. The Planning Department will submit the Amendment to Maryland Department of the Environment (MDE) for final approval. The tentative timeline for submission to MDE is the first week in June.

Transportation Master Plan

Currently the Planning Department will be soliciting input from County residents and business owners through an online survey through the month of June. This survey can be found on the department's website.

Business

Recommendation on the 2030 Comprehensive Plan

The Planning Commission requested the following changes to the draft Comprehensive Plan.

- Table of Contents page, remove the letters and numbers following "About the Plan".
- Page 24
 - Remove the words "and funding consideration" from the first sentence.
 - Remove references to "COVID-19".
 - Rewrite the first sentence and related information in the blue box.
 - Second sentence add the word "potential" in front of "Town's zoning rewrite". Make same correction to all other references.

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- Second paragraph, first sentence, remove the phrase “and not be locked into the existing...” to soften the language.
- Second paragraph, fifth line, add the word “Comprehensive” in front of the word “Plan”.
- Page 32, first sentence, correct the spelling of “Carroll”.
- Page 42, second sentence, improve sentence structure.
- Page 61, second paragraph, correct the spelling of “its”.
- Page 81, sixth bullet and the last sentence on the page needs a period.
- Page 90, change the word “intentional” to “intentionally”.
- Page 93, in the last sentence add “the Sykesville Town” in front of “Council”.
- Page 100, 3.5 add “Sykesville” under Lead’s column.

Motion

Commissioner Betz motioned and Commissioner Singleton seconded to recommend approval of the Vision 2030 Comprehensive Plan to the Town Council as amended with the list of revisions discussed. All voted in favor.

Town Updates

Schoolhouse Road Property Annexation

Currently going through the County process. On June 2 it was introduced to the County Planning Commission who had no comments. Most likely, it will be on the Sykesville Planning Commission’s July 6 Agenda.

College Avenue Property (Stonehouse Restaurant)

Staff participated in a Development Review meeting with the County. The developers are working on the Site Plan.

Former Dunnrite Property

The property has been sold and a Board of Zoning Appeals Application was received in February requesting a variance for a reduction on the commercial requirement to allow for more residential. The residential request was denied. An application was also received by the Sykesville Historic District (HDC) for architectural approval. The HDC requested the applicant go before the Planning Commission for Site Plan approval first and determine the parking requirement.

Carroll County Utilities is in the design phase for wastewater repairs/upgrades to the existing infrastructure along Main Street with the hopes of only minimal impact to the downtown merchants. The Mayor and Town Council has requested a public meeting once the plans are complete and a start date has been set.

Council Chamber upgrades are ongoing that, once complete, will allow for live streaming of meetings to continue as we move back to holding them in person. Work is scheduled to be complete by mid-July.

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The Baltimore Regional Transportation Board is seeking public input through June 11 on a new section of the Patapsco Regional Greenway in Carroll and Howard County. This project will determine the layout for adding an 8.5-mile section of the Greenway from Sykesville to McKeldin segment and fund the first 30% of the design.

Councilman Dyer acknowledged and thanked the Planning Commission for their work and participation on the draft Comprehensive Plan.

Adjournment

There being no other business, Commissioner Singleton motioned and Chair Enslow seconded to adjourn the meeting at 7:45 P.M. All voted in favor.

Respectfully submitted,
Jana Antrobus, Executive Assistant