

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION WORK SESSION
November 18, 2014

Present: Steve Enslow Ed Cinkole Leo Fiander
 Julia Betz Phil Singleton

Absent: Louie Shaw James Jacobe

Staff: Dawn Ashbacher, Town Manager
 Sandy Cazares, Executive Assistant

Others: Dennis Hoover, Town Attorney
 Sean Davis, Morris and Ritchie Associates

CALL TO ORDER

Steve Enslow, Chairman, called the meeting to order.

BUSINESS

Planned Employment Center Zoning Amendment

Sean Davis led the discussion on the Zoning Ordinance Amendment for Warfield and distributed an updated draft of the Planned Employment Center ordinance. The draft incorporated the suggestions provided during the November 4, 2014 Planning Commission meeting and via email following the meeting. Comments from Chuck Boyd, Maryland Department of Planning, were listed on a second draft of the Planned Employment Center ordinance. Each section of the draft zoning amendment was discussed along with the provided comments.

The following topics were discussed by the Commissioners in detail:

- Principal permitted, conditional, accessory, and prohibited uses.
- Criteria taken into consideration for conditional uses (noise, light, traffic, parking, impact on other businesses, etc.) and the review process when a conditional use is proposed.
- Restaurants versus pubs and taverns
- Pattern book, signage requirements, and loading dock characteristics
- Requirement of a public hearing when considering future Planned Employment Center projects

MOTION #1: Commissioner Singleton motioned for the Planning Commission to recommend the adoption of the Planned Employment Center District Zoning Ordinance as amended during tonight's Planning Commission meeting. Chairman Enslow seconded. The motion carried unanimously.

MOTION #2: Commissioner Singleton motioned and Commissioner Cinkole seconded to authorize Chairman Steve Enslow to sign Resolution #2014-002PC recommending the amendment of the Town of Sykesville Zoning Ordinance to provide for a mixed use zone to be

known as a Planned Employment Center District which includes the Planned Employment Center District as amended as Attachment 1. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Sandy Cazares, Executive Assistant