

**OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
FEBRUARY 6, 2012**

Present: Steve Enslow Ken Frederic
Ed Cinkole Ian Shaw

Absent: Leo Fiander Louie Shaw
James Jacobe

Staff: Matthew Candland, Town Manager/Planning Director
Barbara Kearney, County Liaison Planner

Others: Rob Scranton, Raincliffe Developer
Frank Potepan, Raincliffe Developer
Ryan Humphrey, Humphrey Development
Mike McGinnis, Proposed Senior Housing (Humphrey)
Mark Frizzera, Proposed Senior Housing (Humphrey)
David Larson, Town Resident
Erik Larson, Town Resident

CALL TO ORDER

Steve Enslow, Chairman, called the meeting to order and asked for additions to the agenda. There were none.

MINUTES

The Minutes of the August 1, 2011 Planning Commission meeting were unanimously approved. The Minutes of the October 3, 2011 Planning Commission meeting were unanimously approved.

BUSINESS

Raincliffe Update and Mix Ratio for Fairgate and Mozart Models

Rob Scranton and Frank Potepan, Developers of the Raincliffe Property were here to give the Commission an update on the project and to ask for a mix to allow more of the Mozarts in the last two (2) buildings (Building 5 and Building 6) of the first six (6) buildings of the Raincliffe townhomes.

At the October , 2011 the Planning Commission had voted to allow the following mix of Mozarts and Fairgates:

- Up to three (3) Mozarts in each of the three (3) remaining buildings in the first section of six (6) buildings.

At this February 2012 meeting Mr. Scranton and Mr. Potepan indicated that having a greater mix of Mozarts seemed to boost sales; therefore, they were asking to increase the Mozart mix. After

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a lengthy discussion, the Planning Commission voted to allow the following mix for the two (2) remaining buildings (Building 5 and Building 6):

- Building 5 (8 units) - Five (5) Mozarts and Three (3) Fairgates
- Building 6 (7 units) – Four (4) Mozarts and Three (3) Fairgates
(Building 6 is the first building on the left as you enter the Raincliffe Development)

MOTION

Ed Cinkole motioned, Steve Enslow seconded, and it was unanimously approved that when building is permitted, that we amend what was previously discussed at the October 2011 meeting, with regard to the mix, and then when the next building (middle building) on the left comes in, also carry that same mix of five (5) Mozarts and three (3) Fairgates, and the first building on the left as you enter the community, will have four (4) Mozarts and three (3) Fairgates.

Proposed Senior Housing Facility – Schoolhouse Road/Oklahoma Avenue

Mike McGinnis and Mark Frizzera owners of this property were here with Ryan Humphrey of Humphrey Development. Mr. Humphrey explained how his company operates in developing projects of this kind, including partnership funding. Mr. Candland and Council Member Shaw will present this information to the Mayor and Town Council and will let the Planning Commission know their thoughts.

County Liaison Planner – Update on County Projects

Barbara Kearney, County Liaison Planner gave an update on several County projects.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Dinah B. Riley, Secretary