

OFFICIAL MINUTES
SYKESVILLE PLANNING COMMISSION
October 5, 2012

Present: Steve Enslow
Ed Cinkole Louie Shaw
Leo Fiander Ian Shaw

Absent: James Jacobe

Staff: Barb Kearney, County Liaison Planner

Guest: Rob Scranton, CBI Development Group

CALL TO ORDER

Steve Enslow, Chairman, called the meeting to order and asked for additions to the agenda. There were no additions.

MINUTES

The Minutes of the July 2, 2012 meeting were unanimously approved.

BUSINESS

Raincliffe Project- Intersection Update

Update provided by Rob Scranton, the Developer (CBI Development Group)

- To date, CBI Development Group has pulled 47 new building permits
- Section Two (2) is paved around to Lot #8
- Currently selling buildings 20-23
- Section three (3) will contain the front-load buildings (garages)

Exhibit, as moving to section 2, starting to put down landscaping, noticed a lot of sidewalk, 5 ft. concrete sidewalks that are to be in more natural areas; suggested instead of having hard concrete, to put in an asphalt path. These paths have a much softer look; used all the time by runners/ bikers, strollers. This may be a good application to consider. Rob proposed asphalt because it looks better in the open space areas; trying to soften the look w/ the asphalt path. Have concrete around all the urban houses. There will be concrete sidewalks in front of each group of homes as well as concrete apron driveways. The areas Rob proposed in asphalt are more in the natural areas.

Rob Scranton said he spoke with Bob Bond, the Town Engineer, and ran the idea by Bob. Bob was in verbally in favor of the idea. Any crosswalks and handicap aprons will still be in concrete.

Ed Cinkole said the challenge with the asphalt path is that no one does a nice 5 foot wide path; the challenge is we are starting to repave as a town, because the surface life is less than 20 years.

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Ed Cinkole, Planning Commission member thinks asphalt is aesthetically pleasing, but more concerned long-term, with a durability standpoint. Thinking of the useful service life, 20 years down the road, a concrete sidewalk is a better choice.

Ian Shaw, Town Council member, is not a big fan of the idea of asphalt. Ian agrees that blacktop has been a nightmare for the Town. Guess we will have to talk about it and think of what the right strategy is.

Steve Enslow, Planning Commission Chair, asked about the ownership structure and if it is part of an HOA. Rob Scranton stated the HOA is covering the maintenance on the sidewalks and that the Town has the loop road. The ownership of the road is to the curb.

Steve Enslow, Planning Commission Chair, believes it is a good idea to bring up the documentation for the HOA agreement, to provide proof. What agreements are in the HOA for upkeep?

Intersection

Steve Enslow, Planning Commission Chair, reading from the Staff Report- the Town believes that before the 64th permit is issued, the intersection must be completely finished.

Rob Scranton with CBI Development Group address this inquiry stating that the actual approval states (didn't actually bring a copy with him) that the improvements will be completed within 6 months of the issuance of the 64th permit.

CBI Development Group has to post the inspection fee. The SHA plans are all completed, and the bonds for the work, but the plans are done/approved.

Rob Scranton believes it will take at least three (3) months to complete the intersection and that ideally, next summer would be the best time to do this project. Rob Scranton also stated there is a difference of opinion on what that means. Rob Scranton told Dinah Riley that he needs to meet with the Chief John Williams (Interim Town Manager) and Dennis Hoover, Town Attorney, in order to get that all straightened out.

Dinah Riley asked Rob Scranton if that is in the form of a letter? Rob replied, "It's actually in your official minutes...your official approval matt, as part of the motion that was approved, adopts Mr. Schaefer's letter into part of that approval."

Steve Enslow stated that from the planning commission's perspective would truly like to see what that agreement is. And what documentation there is for that. We have heard conflicting information.

BG&E Substation/Humphrey's Property: Raincliffe Road and Buttercup Road

Rob Scranton asked if the Town will take an official position on the Station?

Dinah Riley, Administrative Assistant, provided an update regarding the BG&E Substation stating that all she knows is that Police Chief Williams received an email from Michael Fowler who is the Public Relations person for BGE, they were holding a public meeting tomorrow night (Oct 2) at the middle school regarding the substation on the Humphrey's property, and a map that was attached to the email.

Rob Scranton, with CBI Development Group, asked if the County was involved in this process. Barb Kearny, County Liaison Planner, replied there have been no circulations or distributions. Barb will have to check with Development Review.

Rob Scranton asked the Planning Commission: Isn't Humphrey's in your annexation? Barb Kearney replied- It's currently external to the Town's municipal boundaries, so yes, at all points, all projects within 1 mile within the currently municipal boundaries should be crossed.

Rob Scranton then clarified- That property is shown potentially as future annexation and added, as the property owner it seems interesting that this is being jammed up against the only residential area in the whole quadrant.

Ian Shaw agreed with Rob Scranton's statement: "Why are they butting it up against the only residential area?"

Steve Enslow is a little concerned they don't go through proper site plan process. Barb Kearney will go and will research this.

Barb offered, if the Town would like, to compile a staff analysis memo as the Liaison Planner and forward to the Planning Commission as if she were a participant in a review process, these are the comprehensive plan issues she would see relevant to this project proposal. Unanimously agree on by the Planning Commission, they would like Barb's staff analysis memo.

The Town will be sending Chief Williams to the meeting on Oct 2.
Asked for an update from the Chief at the next meeting

County Projects Update

Barbara (Barb) Kearney, County Liaison Planner, reported on PlanMaryland and County updates.

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1. Barb Kearney forwarded to Dinah Riley the info on the MD/Delaware Planning Conference that is a bi-annual. It is located this time in Columbia, MD. Commission members are eligible to attend.

2. Barb Kearney announced that on Nov 8/9, in Prince Georges County, being held is the Maryland Planning Commissioner's annual conference and training updates.

3. Per the Maryland Department of Planning, there will be some decisions that the Town needs to make and some designations that the Town will need to adopt, ideally by the end of December 2012.

4. In July/Aug 2012, the Maryland Department of Planning came out with some new clarifications. The Town already went through the application higher weight on sustainable communities application. This was completed with previous Town Manger Matt Candland and Ivy Wells, Main Street Manager. Basically the Town needs to fill out the first two pages of this application page. Everything that is in this place designation has been reviewed.

5. Mapping project- Septic/Sewage Tiers

ADJOURNMENT

There being no further business, the meeting was unanimously adjourned at 9:05 p.m.

Respectfully submitted,
Gidget Gill