

**OFFICIAL MINUTES**  
**SYKESVILLE PLANNING COMMISSION**  
**May 6, 2013**

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Present: Ed Cinkole  
Leo Fiander  
James Jacobe  
Ian Shaw

Absent: Steve Enslow  
Louie Shaw

Town Staff: Dawn Ashbacher, Town Manager  
Gidget Gill, Administrative Assistant

Staff: Barb Kearney, County Liaison Planner

**CALL TO ORDER**

Ed Cinkole called the meeting to order.

**MINUTES**

The Minutes of the April 15, 2013 meeting were unanimously approved.

**BUSINESS**

**Review design for new Raincliffe dwellings**

Raincliffe developer Rob Scranton presented the elevations for the front load, 22' wide garage units for discussion. The Town is part of the Architectural Review Committee of the Raincliffe Homeowners Association (HOA). The Planning Commission preferred the look of the one-car garages but understood the need for two-car garages. A suggestion was made to alternate between the two. Rob Scranton agreed to forward the revised design to the Planning Commission for review.

Rob Scranton reported that construction of the Route 32 and Sandosky Road intersection improvements is expected to start this summer.

**Redevelopment at 7526 Main Street**

Paul Mueller presented his development concept for his property on and near 7526 Main Street. The concept includes three townhouses (three-story, rear-loaded garage) on Main Street and a mixed use building across from the Old Carriagehouse building off Main Street.

The Commission expressed concerns about:

- Losing the opportunity for additional retail space on Main Street--a suggestion was made to switch the location of the mixed use and residential components so the mixed use building would be on Main Street;
- Having a shared driveway for the residential units; and

- Using an architectural style with some components that are too conventional.

### **2012 Annual Planning Report**

James Jacobe motioned, Ed Cinkhole seconded, and the motion was unanimously approved to adopt the draft unified 2012 Planning Annual Report covering planning activities for Carroll County and its municipalities, with the following modifications pertaining to the Town of Sykesville:

- Modify each of the appropriate tables within the “Measures & Indicators” section starting on page 7 of the report to create a separate Town of Sykesville line and report the related activity. The following items represent the requested adjustments:
  - Page 8; Table 6 - 2012 Dwelling Units: Freedom area 67 - Sykesville 23
  - Page 9; Table 8 - 2012 Dwelling Units: Freedom area 76 - Sykesville 23
  - Page 11; Table 10 - 2012 Non-Residential Units: All are Freedom area -Sykesville 0
  - Page 14; Table 14 - the 732 Oklahoma Road lots are within Sykesville
  - Page 16; Table 16 - the 732 Oklahoma Road lot is within Sykesville
  - Page 18; Table 17 - 28 Building Permits issued within Sykesville
  - Page 21; Table 19 - 159 potential lots within Sykesville
  - Page 24; Table 22 - 119 acres of non-residential land within Sykesville;
- Modify the “Zoning Text Amendments: Municipal” section to reflect that on December 10, 2012, by Ordinance No. 284, Sykesville adopted a text amendment to its municipal zoning code defining a “Septic Minor Subdivision” of up to seven new lots for the purpose of Health Department approval of on-site disposal systems. This action was made in part to ensure consistency with modifications made by Carroll County;
- Incorporate in an appropriate section of the report a discussion that the Town of Sykesville made application for, and was recognized as a “Sustainable Community” in July, 2012. The Sustainable Communities program is coordinated by the Maryland Department of Housing and Community Development and incorporates all other state agencies as a means to ensure consistency with implementation activities from the Town’s 2011 Master Plan and various other municipal planning documents with available state funding mechanisms or support programs. The Sustainable Community status also includes an automatic “Targeted Growth” Place Designation for the PlanMaryland mapping submission which was also adopted by Town Resolution No. 2012-05 on December 10, 2012; and

Leo Fiander motioned, James Jacobe seconded, and the motion was unanimously approved to authorize submission of a letter to the Maryland Department of Planning describing that the annual report, with the noted modifications, accurately reflects the Town’s 2012 Planning activities. In addition, that the letter include a statement that in December 2012 the Town adopted Resolution No. 2012-5, which included a Growth Tier Map (SB 236), in conjunction with Ordinance No. 284 defining a Septic Minor Subdivision.

### **ADJOURNMENT**

There being no further business, the meeting was unanimously adjourned at 9:00 p.m.

Respectfully submitted,

Dawn Ashbacher