

**OFFICIAL MINUTES**  
**SYKESVILLE PLANNING COMMISSION**  
**October 7, 2013**

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Present: Steve Enslow                      Leo Fiander  
            Ed Cinkole                         James Jacobe

Absent: Louie Shaw

Staff: Dawn Ashbacher, Town Manager  
        Barbara Kearney, County Liaison Planner

Others: Andrea Gerhard, Comprehensive Planner, Carroll County  
          Linda Eisenberg, Bureau Chief, County Comprehensive Bureau

**CALL TO ORDER**

Steve Enslow, Chairman, called the meeting to order.

**MINUTES**

The minutes of the September 3, 2013 Planning Commission meeting were unanimously approved.

**BUSINESS**

**1. Text Amendment for Conservation District** – Due to a developer’s request, a text amendment is being proposed to amend the Conditional Uses for the Conservation District to allow for a “retirement community” consisting of individual for-sale homes individuals 55 and over. Concerns were expressed about the precedence this would be setting to allow the development of single-family homes in a Conservation District.

Ultimately, it was recommended not to proceed with the text amendment until there is a proposal. The Commission encouraged the developer to present his plan to the Commission for preliminary discussion.

**2. County Plan for Water and Sewage** - Andrea Gerhard from Carroll County briefed the Commission on revisions to the County’s Master Plan for Water and Sewerage for updates and changes within the Freedom area.

During the presentation, members of the Commission had several requests.

- What is the allocation for Warfield? How much is being used now?
- What changes are anticipated in the 2018 Liberty Reservoir agreement?

- Please provide maps with overlays showing current zoning infrastructure land use, municipal growth, boundaries, etc.

The Commission has been asked to certify that this functional plan is consistent with the Town's Master Plan. This certification will be discussed and finalized at the next Planning Commission meeting on Monday, November 4, 2013.

**3. Update on Raincliffe** – The County Technical Review committee discussed the proposed BGE Substation on September 23. Regarding the intersection, the access permit has also been received by the state, so the developer is in the process of awarding the contract with the goal of starting construction this fall.

**4. Update on Warfield Development** – There was a public meeting regarding the sale of the Warfield property on September 12, 2013. An overview was provided by Dawn Ashbacher, the Town Manager. The Town is currently negotiating the contract for a mixed-use project. Ms. Ashbacher noted the current proposal may require a change to the comprehensive plan and zoning ordinance.

**5. Updates from the County** - Barbara Kearney, County Liaison Planner gave an update on the following County projects: the County's revisions to its Master Plan, the Freedom Plan, and a pedestrian connection through Macbeth Way.

**Additional Business** – The Planning Commission discussed the SMO at 887 Sandosky Road. There is another Shell Gas Station on Liberty Road, and the sign is less than 40 feet. Commissioners would like the owner to be reminded of their concerns about the sign (too high and too brightly lit) and informed that the Town would like a sidewalk in exchange for decreased landscaping and screening requirements.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,  
Sandy Cazares, Executive Assistant