

MEETING SUMMARY

Carroll County Planning and Zoning Commission

September 2, 2020

Location: Virtual Meeting

Members Present: Cynthia L. Cheatwood, Chair
Daniel E. Hoff, Vice Chair
Richard J. Soisson
Eugene A. Canale
Jeffrey A. Wothers
Janice Kirkner
Michael D. Gosnell, Alternate
Edward C. Rothstein, Ex-officio

Members Absent: None

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Clare Stewart and Laura Bavetta, Department of Planning; Clay Black, Development Review and Michelle Ostrander, Attorney.

CALL TO ORDER/WELCOME

Chair Cheatwood called the meeting to order at approximately 6:00 p.m.

ESTABLISHMENT OF QUORUM

Ms. Bavetta took attendance and noted that seven members of the Board were present, and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF AGENDA

On motion of Mr. Wothers, seconded by Mr. Hoff and carried, the Agenda was approved.

REVIEW AND APPROVAL OF MINUTES

On motion of Mr. Wothers, seconded by Ms. Kirkner and carried, the Minutes from July 29, August 5 and August 18, 2020 were approved.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg explained the process for the meeting as well as for the next two meetings. Secretary Eisenberg introduced a letter received from Shaffer and Shaffer, LLP requesting a rescheduling of their clients' properties. Mr. Wothers stated he would like to grant the request. After much discussion, the Commission decided to grant the request and move those five properties to the October 7th meeting. Secretary Eisenberg stated that Clay Black is present to answer any questions that may arise. Secretary Eisenberg discussed the possibility of a new sign up format for public comment.

B. Other

Chair Cheatwood stated she appreciated all of the public comment that was received.

COMPREHENSIVE REZONING – FINALIZE RECOMMENDATIONS FOR REQUESTED PROPERTIES From the July 21st Meeting Only (K&P Resource Recovery, LLC I1-04-2020-0008, EC-04-2020-0009, C3-04-2020-0012, I2-04-2020-0013; ABAR Partnership EC-14-2020-0001; Carroll County Government EC-14-2020-0025; Long Meadow Farm 21784, LLC C2-05-2020-0028; Deborah Stockdale C2-14-2020-0004; Buckman Associates, LLC C2-05-2020-0031; Onofrio Cimino Trustee C2-05-2020-0032)

Secretary Eisenberg reviewed the properties from K&P Resource Recovery, LLC. Secretary Eisenberg stated there were 30 comments in opposition of these requests.

0008 – Mr. Hoff stated he is not in favor of changing the zoning from Ag to I1. Mr. Wothers stated he is not in favor of changing the zoning of this property at this time. Mr. Soisson agreed. Chair Cheatwood clarified the Commission is making recommendations to the Board of County Commissioners, they are not changing the zoning. The Commission agreed to an unfavorable recommendation.

0009 – The Commission remains in favor of their preliminary recommendation of favorable.

0012 – The Commission remains in favor of their preliminary recommendation of favorable.

0013 – The Commission remains in favor of their preliminary recommendation of favorable.

19 citizens called in opposition of rezoning the above properties. Public concerns included poor planning and notification of adjoining property owners, safety and traffic issues, environmental and wildlife concerns,

Mr. Hoff clarified the difference between recommendations for zoning changes and the development process.

At 7:45 p.m. Mr. Hoff stated that Chair Cheatwood lost power and is no longer online.

Clay Black reviewed the site plan process.

At 8:00 p.m. Mr. Canale left the meeting.

At 8:15 Mr. Hoff closed the public comment.

0008 – The Commission, on motion of Wothers, seconded by Mr. Soisson and carried, voted to forward this request with an unfavorable recommendation.

0009 – The Commission, on motion of Mr. Soisson, seconded by Mr. Wothers and carried, voted to forward this request with a favorable recommendation.

0012 – The Commission, on motion of Mr. Wothers seconded by Ms. Kirkner and carried, voted to forward this request with a favorable recommendation.

0013 – The Commission, on motion of Mr. Soisson, seconded by Ms. Kirkner and carried, voted to forward this request with a favorable recommendation.

Mr. Canale returned at 8:17 pm

0001 – Ms. Kirkner recused herself from this property discussion and decision. There was no public comment. The Commission, on motion of Mr. Soisson, seconded by Mr. Wothers and carried, voted to forward this request with a favorable recommendation.

0025 – There was no public comment. The Commission, on motion of Mr. Wothers, seconded by Ms. Kirkner and carried, voted to forward this request with a favorable recommendation.

0028 – The Commission discussed the possible historic significance of the property.

5 citizens called in opposition of rezoning the above property. Public concerns included poor planning and notification of adjoining property owners, safety and traffic issues.

J. Brooks Leahy, attorney representing the property owner, clarified the request and addressed buffers and landscaping.

RECESS

0028 - The Commission, on motion of Mr. Wothers, seconded by Mr. Soisson and carried, voted to forward this request with a favorable recommendation.

0004 – Ms. Kirkner recused herself from this property discussion and decision. There was no public comment. The Commission, on motion of Mr. Soisson, seconded by Mr. Canale and carried, voted to forward this request with a favorable recommendation.

Chair Cheatwood rejoined the meeting at 9:08 p.m.

0031 – Staff received one comment in favor of this request. There was no other public comment. The Commission, on motion of Mr. Hoff, seconded Ms. Kirkner and carried, voted to forward this request with a favorable recommendation.

0032 – There was no public comment. The Commission, on motion of Mr. Hoff seconded by Mr. Soisson and carried, voted to forward this request with a favorable recommendation.

ADJOURNMENT

There being no further business, the Commission on motion of Soisson adjourned at approximately 9:15 p.m.

Secretary

Approved