

MEETING SUMMARY
Carroll County Planning and Zoning Commission
November 4, 2020

Location: Virtual Meeting

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

Members Absent: Daniel E. Hoff, Vice Chair

Present with the Commission were the following persons: Lynda Eisenberg, Clare Stewart and Laura Bavetta, Department of Planning, Jim Almon, County Attorney's Office 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. Soisson and carried, the Agenda was approved.

REVIEW AND APPROVAL OF MINUTES

On motion of Mr. Wothers, seconded by Mr. Soisson and carried, the Minutes from October 20, 2020 meeting were approved.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg reviewed the rules for the evening.

B. Other

There were no other reports.

HAMPSTEAD ANNEXATION No. 43 – HAMPSTEAD VOLUNTEER FIRE DEPARTMENT – INTRODUCTION

Michelle Ostrander stated she was the Attorney for the Town on Hampstead. Clare Stewart presented the Annexation. Jim Roark, Town of Hampstead, was present. On motion of Ms. Kirkner, seconded by Mr. Soisson and carried, the Commission voted to forward the Annexation to the Board of County Commissioners with a favorable recommendation.

ADMINISTRATIVE RULES AND PROPOSED 2021 MEETING DATES – INTRODUCTION

Secretary Eisenberg reviewed the suggested changes to the rules and language regarding a Secretary pro tem and the role of an Alternate member when a member is present but abstains or recuses themselves. The Commission will finalize and vote on any changes to the rules and proposed 2021 dates on November 17th.

COMPREHENSIVE REZONING – UPDATE

Secretary Eisenberg provided a review of the listening session and upcoming Board of County Commissioners work sessions regarding the Commercial/Industrial/Employment Campus By Request properties.

COMPREHENSIVE REZONING RESIDENTIAL BY REQUEST – DISCUSSION (R20-05-2020-0040/R20-05-2020-0041 ZABEL PROPERTY)

Bill Caine and Ray Prokop were in attendance to answer questions regarding schools in the area of these properties. Clare Stewart reviewed the staff report for these requests. Secretary Eisenberg discussed the next steps for these properties in future meetings. Dave Bowersox, Attorney representing the applicant was present and spoke on behalf of the Applicant. Mr. Bowersox stated the Applicant's request is in line with implementing the 2018 Freedom Community Comprehensive Plan and is consistent with the Plan.

PUBLIC COMMENT FOR COMPREHENSIVE REZONING RESIDENTIAL BY REQUEST (R20-05-2020-0040/R20-05-2020-0041 ZABEL PROPERTY)

Jeanne Barker, not in support of the request, lack of infrastructure, not what the citizens want

Joanna, not in support, overcrowding of schools, increased traffic, safety, impact on open space area, environmental issues,

Steven Shafer, not in support, traffic and noise impacts

Michael McGarity, not in support, will disrupt the subdivision, increased traffic, would like a current traffic study

Victoria Dixon, not in support, safety issues, overcrowding of schools, lack of infrastructure, pollution, erosion (sink hole is starting)

Susan Bryson, not present when called

Daniel DiAntonio, not in support, public safety will be stretched, overcrowding of schools

Greg Hiltz, not in support, increased traffic

Joseph Tagye, not present when called

Rebecca Featherman, not in support, increased traffic, environmental impact, school overcrowding

Kristen Morinelli, not in support, school overcrowding, drainage issues and flooding from Piney Run, wants to see a traffic study

William Woerner, not present when called

Tracy and Jay Christy, not present when called

Peter Rossi, not in support, same reasons as everyone else, school overcrowding

Matthew Smith, not in support, lack of infrastructure, people moved to Carroll County for the rural feel

Dana Vetter, not present when called

Cheryl, not present when called

Karena Wickersham, not present when called

Pete Dixon, not in support of the request or extending Prothero Road, increased traffic, safety concerns

Linda Caviglia, not present when called

Patrick Morinelli, not in support, against the reduction of the conservation acreage, would like an environmental analysis

Pat Murray, not in support, overcrowding, increased traffic

Lisa Hughes, not in support of the request or Prothero Road extension, traffic

Mary Ellen Will, not present when called

Janet Effler, not in support, increased traffic and congestion

Heather McGarity, not in support, traffic, congestion and overcrowding schools

William Caine and Ray Prokop will return for the meeting on November 17th to answer questions regarding public school facilities.

RECESS

COMPREHENSIVE REZONING RESIDENTIAL BY REQUEST – DISCUSSION (R20-05-2020-0042 BEATY PROPERTY)

Clare Stewart reviewed the staff report for this request. Brooks Leahy, Attorney, representing the Applicant, was present.

PUBLIC COMMENT FOR COMPREHENSIVE REZONING RESIDENTIAL BY REQUEST –(R20-05-2020-0042 BEATY PROPERTY)

Kimberly Madeja, stated the codes need to be updated first, concerned about am over 55 community

Keri Landry, not present when called

Thomas Vinson, not in favor, overcrowding schools, concerned about over 55 community structure

Monica Mattson, not in favor, no logical thought process, increased traffic and overcrowding of schools, 55 and over buildings are not desirable

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Soisson, seconded by Mr. Wothers and carried, adjourned at approximately 8:40 p.m.

Secretary

Approved