

MEETING SUMMARY
Carroll County Planning and Zoning Commission

August 6, 2014

Location: Carroll County Office Building

Members Present: Alec Yeo, Chairman
Richard J. Soisson, Vice Chair
Eugene A. Canale
Matthew S. Helminiak
Jeffrey A. Wothers

Members Absent: Cynthia L. Cheatwood
Richard S. Rothschild, Ex-Officio
Daniel E. Hoff, Alternate

Present with the Commission were the following persons: Philip R. Hager, Kelly Martin, and Mike Roberts, Department of Land Use, Planning, and Development; and Lynda Eisenberg, Bureau of Comprehensive Planning.

CALL TO ORDER/WELCOME

Chairman Yeo called the meeting to order at approximately 6:05 p.m.

ESTABLISHMENT OF QUORUM

Kelly Martin took the attendance of the Commission, noting that five members were present, and there was a quorum.

PLEDGE OF ALLEGIANCE

OPENING REMARKS/ADMINISTRATIVE MATTERS

Philip R. Hager, Secretary, expressed his appreciation to the Commission for their efforts in reviewing the Master Plan. He noted that tonight was the first night to be using the new projector in the conference room; the Commission should notice substantial improvement in the quality of the images. The next Commission meeting is scheduled for Tuesday, August 19 at 9:00 a.m.; an agenda will be distributed on Friday. Mr. Hager explained that during tonight's work session, staff will review the final draft plan, chapter by chapter, pointing out modifications since the Commission's last review of the individual chapters.

Chairman Yeo requested a review of any changes made to the document that were not requested by the Commission. He questioned how he could see what information was added or changed by staff.

Lynda Eisenberg, Bureau of Comprehensive Planning, indicated she did not print the document with track changes to make it easier for the Commission to read and review.

Secretary Hager noted that several citizens have called requesting copies of the document. It will be made available once the Commission has “Accepted” it. Staff’s goal is to have the Plan “Accepted” at the August 19 meeting, with the document posted to the website by the end of that week.

REVIEW AND APPROVAL OF AGENDA

The Commission, on motion of Mr. Soisson, seconded by Mr. Wothers, and carried, approved the agenda as distributed.

MASTER PLAN DISCUSSION

Lynda Eisenberg, Bureau of Comprehensive Planning, noted that a slight change was made to the public information meeting schedule that was distributed last week. The September 17 meeting originally scheduled in New Windsor has been relocated to the Mount Airy Senior Center. She requested that Commission members e-mail her with their availability to attend the public information meetings. Staff is requesting that two Commission members attend each session.

Chairman Yeo noted that “Significance” is spelled incorrectly in the Table of Contents under each chapter heading for “The Significance to the County”.

Ms. Eisenberg noted that the Carroll County Commissioners Visions and Principles were added to page 2 of the Plan.

The Commission noted that there had been a great deal of discussion at previous meetings regarding the inclusion of this information. After discussion, it was the consensus of the Commission to remove the Visions and Principles from the actual Plan. It was the consensus of the Commission to allow the Environmental Principles to remain in the Plan as proposed by staff.

Chairman Yeo asked that “Maryland” be inserted in the heading before “Planning Visions” on page 7 to make it clear whose Visions they are. He also requested that a map of the County be placed at the beginning of the document.

Ms. Eisenberg noted that a quote from each of the County Commissioners had been inserted into the Plan document.

The Commission briefly discussed the language of the second goal on page 14. It was the consensus of the Commission to leave the language as written.

The Commission discussed the language on page 20, Citizens, B. After discussion, it was the consensus of the Commission to replace the word “versus” with “ while promoting”. This change will also be made in the second goal on page 14.

Secretary Hager suggested that the word “growth” in Goal 16 on page 24 be replaced with “development”.

Ms. Eisenberg suggested that the word “Element” be removed from the title of Chapter 5.

The Commission suggested that the Table and Figure numbers be reworked to remove the chapter number and underscore.

A typo was found in Commissioner Shoemaker's quote on page 41; "quite" should be replaced with "quiet".

The Commission discussed incorporating implementation recommendations that had been removed from individual chapters of the Plan into the implementation appendices.

Chairman Yeo requested that the first sentence under Schools on page 29 be removed because it does not match what is illustrated in the table below it. He questioned whether the Concurrency Management information contained in the Plan is up-to-date based on the latest discussions regarding fire and EMS.

Secretary Hager indicated he would review the language with Clay Black, Bureau of Development Review.

The Commission discussed the references in the Plan to the 1964 Master Plan and the 1962 Major Street Plan. They suggested that the references be removed.

Secretary Hager suggested a change in the language of Recommendation A on page 67 to read as follows: "Consider changing the County Subdivision Regulations and the Zoning Ordinance to facilitate appropriate densities within the Designated Growth Areas."

The Commission requested that the agricultural land preservation numbers on page 69 be updated to reflect the most recent acquisitions. They agreed to remove Recommendation G on page 70 and changed the word "portions" in Recommendation F to "parcels".

The Commission added the word "opportunities" to the end of the last Policy on page 83.

Chairman Yeo requested that the impact fee data on page 84 be updated to 2014 numbers.

The Commission discussed Commissioner Rothschild's quote on page 87, suggesting that the word "precondition" be changed. Mr. Hager indicated he would speak with Commissioner Rothschild.

Chairman Yeo suggested that quotations be placed around the words "environmental resources" in the next to last sentence on page 94.

The Commission questioned the odd shapes of the colored boxes throughout the document. Ms. Eisenberg indicated she would work on adjusting the shapes and colors. She also suggested moving Commissioner Howard's quote to the Economic Development Chapter.

Secretary Hager suggested that the words "Mineral Resource" be removed before the heading on page 111.

Chairman Yeo noted the misspelling of the Conowingo Dam in the first sentence on page 109.

Staff suggested that the numerous recommendations on pages 128 and 129 be rewritten for Commission review at the August 19 meeting.

Chairman Yeo questioned whether Economic Development staff was involved in the development of the Employment/Economic Development Chapter.

Ms. Eisenberg explained that Planning staff worked closely with Economic Development staff in the development of the Chapter. She noted that the document was missing the quote submitted by Commissioner Frazier.

Chairman Yeo questioned the discrepancy between the date in the title of Ch15_Table 4 and the date listed in the Source. Staff explained the reasoning behind the discrepancy. Chairman Yeo noted that the Table reference in the third paragraph of page 128 needs to be fixed.

Secretary Hager indicated staff would rework the title and make the change to the Table reference.

Chairman Yeo suggested that statements be added to several of the tables to account for the GIS discrepancies.

Secretary Hager distributed and reviewed the proposed Adoption Resolution with the Commission. He noted that this was a joint product prepared by Commissioners Howard and Rothschild and reviewed by the remainder of the Commissioners.

The Commission raised several issues with the language proposed in the Resolution, and suggested that the document be reviewed by the County Attorney or outside legal counsel to protect against unintended consequences. The Commission questioned how the inconsistencies between the Plan, other laws and regulations, and the Resolution will be reconciled.

Ms. Eisenberg raised concerns regarding incorporating the Resolution into the Master Plan with a new Board beginning in a matter of months. If the new Board does not have the same tenets, then the entire Master Plan will be opened up for re-review. Because the current Plan is under review, several newer laws did not need to be addressed within this document.

Chairman Yeo expressed concern that the changes proposed in the Master Plan are not radical, but the proposed Resolution could be viewed that way. He expressed his dismay that the Board would provide the Resolution for review so closely to the end of the Commission's review of the Plan, with "Acceptance" being requested in two weeks.

Mr. Soisson noted that the Commission has bent over backwards to address the Board's concerns in the document.

Chairman Yeo suggested that the Commissioners could include language in a preface, but not as part of the Plan. He noted that he did not want to go on the record as disagreeing with all of the language in the Resolution, but noted that some of the language is very controversial.

PUBLIC COMMENTS

There were no public comments.

There being no further business, the Commission adjourned at approximately 9:30 p.m.

Secretary

Approved