

**MEETING SUMMARY**  
**Carroll County Planning and Zoning Commission**

**October 29, 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  
Cynthia L. Cheatwood  
Richard S. Rothschild, Ex-Officio  
Daniel E. Hoff, Alternate

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

**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 seven members were present, and there was a quorum.

**PLEDGE OF ALLEGIANCE**

**OPENING REMARKS/ADMINISTRATIVE MATTERS**

Philip R. Hager, Secretary, reviewed an expanded agenda which was distributed to the Commission. He noted that the City of Westminster comments on the Master Plan would not be discussed until the November 17 meeting because he has a meeting with the Director of Planning next week.

**REVIEW AND APPROVAL OF AGENDA**

The Commission, on motion of Mr. Soisson, seconded by Mr. Hoff, and carried, approved the amended agenda.

Secretary Hager noted that no public comment would be received this evening. He noted that the Commission has announced previously the various opportunities to provide comment with the next opportunity coming at the public hearing on November 5.

Melvin Baile, Jr., stood up and asked the Commission whether there would be any opportunity for public comment about any agenda item this evening.

Secretary Yeo indicated there was no time allotted on the agenda as just discussed by Secretary Hager.

Mr. Baile questioned again that as a citizen he was not able to stand up at tonight's meeting and ask a question about another action made by the Commission unrelated to the Master Plan.

Chairman Yeo indicated that his understanding was correct.

### **MASTER PLAN DISCUSSION**

Secretary Hager reviewed some highlights of the Master Plan, noting that the Plan was Accepted by the Commission on August 19 with the formal comment period ending on October 21. Comments will continue to be accepted until the close of the public hearing on November 5.

(Cynthia Cheatwood, Commission member, entered the meeting.)

Secretary Hager noted that during the October 21 Commission meeting, staff discussed nonsubstantive modifications to the Carroll County Master Plan. He asked that the Commission consider approval of those modifications at this time.

The Commission, on motion of Mr. Soisson, seconded by Mr. Helminiak, and carried (Commissioner Rothschild abstained), accepted the punctuation, spelling, capitalization, and grammar modifications listed and reviewed at the October 21 meeting.

The Commission, on motion of Mr. Soisson, seconded by Mr. Wothers, and carried (Commissioner Rothschild abstained), granted authority to staff to make any additional changes in punctuation, spelling, capitalization, and grammar that do not affect the Plan materially.

Secretary Hager requested that the Commission approve the other text changes as reviewed on October 21 that did not fall into the categories of punctuation, spelling, capitalization, and grammar.

The Commission, on motion of Mr. Wothers, seconded by Mr. Soisson, and carried (Commissioner Rothschild abstained), accepted the other text changes as previously described.

Secretary Hager asked the Commission to consider the nonsubstantive mapping modifications for the Heinz Property which consisted of a change in the future land use designation from Light Industrial to Commercial High.

After discussion, the Commission, on motion of Mr. Helminiak, seconded by Mr. Canale, and carried (Commissioner Rothschild abstained), voted to maintain the future land use designation in the Master Plan of Light Industrial for the Heinz Property.

Secretary Hager asked the Commission to consider the nonsubstantive mapping modifications for the Zorbach Property which consisted of a change in the future land use designation from Agriculture to Resource Conservation.

After discussion, the Commission, on motion of Mr. Soisson, seconded by Mr. Helminiak, and carried (Commissioner Rothschild abstained), voted to change the future land use designation from Agriculture to Resource Conservation for the Zorbach Property.

Secretary Hager asked the Commission to consider the nonsubstantive mapping modifications for the River Valley Ranch Property which consisted of a change in the future land use designation from Resource Conservation to Agriculture.

Lynda Eisenberg, Bureau of Comprehensive Planning, explained that this change was made by staff because of the realignment of the floodplain area. The owner is requesting that it be switched back to allow for future expansion.

After discussion, the Commission, on motion of Mr. Helminiak, seconded by Mr. Soisson, and carried (Commissioner Rothschild abstained), directed staff to change the future land use designation from Conservation to Agriculture with the line following the FEMA floodplain line, pending owner's approval.

Secretary Hager directed the discussion to the 208-acre property located on Crouse Mill Road. The property owner requested the property be assigned the Future Land Use Designation of Heavy Industrial. This was the topic of consideration at three separate Planning Commission meetings and was eventually approved by a vote of 4-1. A number of different attributes associated with this property as well as its location were considered as part of this review, as well as the County Commissioner directive to increase the base threshold of future commercial/industrial lands.

In accordance with established Carroll County processes and procedures, and pursuant to the Maryland Annotated Code, the Plan containing this future land use designation was Accepted by the Planning and Zoning Commission on August 19. This initiated the formal 60-day public review and clearinghouse comment period. During this comment period, the County received more than 100 comments concerning this designation. These comments took the form of hard copy letters, electronic letters, hard copy comment cards, electronic comment cards, public meeting comments, and petitions. The comments regarding this one land use change represent more than 50 percent of the total comments received on all aspects of the Accepted Carroll County Master Plan during the 60-day review period. Of all of the letters received on this topic, 98 percent were in opposition to the proposed land use designation. In addition to comments from concerned residents, the Commission received two letters from the City of Taneytown. Both letters raised concerns about this course of action. Secretary Hager read the most recent letter from the City into the record.

In light of this request from our colleagues at the City, and in light of the overwhelming expression of opposition from the community, staff is urging the Commission to consider replacing the previously assigned Heavy Industrial land use designation with an Agricultural designation. It would be appropriate that the Planning Commission consider a motion of this nature at this time.

The Commission, on motion of Mr. Soisson, seconded by Mr. Wothers, and carried (Commissioner Rothschild abstained), voted to withdraw the future land use designation of Heavy Industrial for the property on Crouse Mill Road and return it to Agriculture.

Chairman Yeo spoke to reassure citizens that the future land use designation would not be revisited during this Master Plan review process. He noted that concerned citizens are welcome to attend the public hearing, but this property will not be designated as Heavy Industrial and will remain Agriculture.

Secretary Hager displayed a proposed press release for Commission review.

Chairman Yeo asked that a sentence be added stating that the Planning Commission will not have this property reconsidered as part of this Master Plan review process. It was the consensus of the Commission (Commissioner Rothschild abstained) to approve the press release as amended.

It was the consensus of the Commission (Commissioner Rothschild abstained) to modify the definition of “streams” in the Glossary as proposed by staff.

Chairman Yeo indicated that the Commission agenda was being revised to allow for public comment except those relating to the Master Plan. There were no public comments.

Ms. Eisenberg explained that staff had erroneously designated the Shamer Property as Village Industrial because of the junkyard located on the property. The future land use designation should be from Conservation to Village Residential.

The Commission, on motion of Mr. Helminiak, seconded by Mr. Wothers, and carried (Commissioner Rothschild abstained), directed staff to change the future land use designation to Village Residential on the Shamer Property.

Secretary Hager asked the Commission to consider the landowner requested land use designation modification on the Nuzzo Property from Conservation to Commercial High.

The Commission, on motion of Mr. Soisson, seconded by Ms. Cheatwood and carried (Commissioner Rothschild abstained; Mr. Helminiak voted “No”), directed that the Nuzzo Property remain as Conservation in the Carroll County Master Plan.

Ms. Eisenberg highlighted the municipal comments contained in the binder. She reviewed a request from the Town of Mount Airy that the Master Plan reflect the changes to the Municipal Growth Element that are currently under evaluation by the Town.

The Commission, on motion of Mr. Wothers, seconded by Mr. Soisson, and carried (Commissioner Rothschild abstained), directed staff to change the Master Plan Map to reflect the Municipal Growth Element changes identified in the Town’s letter for the three properties identified as the Doubs Property, Springwood Property, and Spicer Property.

With regard to the comment letter from the Town of Sykesville, the Commission, on motion of Mr. Wothers, seconded by Ms. Cheatwood, and carried (Commissioner Rothschild abstained), directed staff to replace references in the Master Plan to the “Warfield Advisory Committee” with “Warfield Development Corporation”.

Ms. Eisenberg referred the Commission to the “Clearinghouse” tab in the binder, noting that staff had created a table at the end of the section summarizing the comments received.

Chairman Yeo noted the attendance of Melissa Appler, Maryland Department of Planning, asking if she would like to address the Commission.

Ms. Appler encouraged the Commission to read through the Maryland Department of Planning comments prior to their review on November 17. She indicated she would attend the meeting on the 17<sup>th</sup> to address any questions.

Ms. Eisenberg noted that she and Mr. Hager had attended a Reservoir Technical Group (RTG) meeting on October 15 to review the proposed Master Plan. At that time, the RTG did not provide comments, but they have since responded with a number of questions they wanted answered before they could provide formal comments. Staff will work to address their questions.

Secretary Hager reviewed the proposed agenda for the November 5 public hearing. The Commission discussed the possibility of two projectors: one for the timer and one to show the agenda and remind citizens to sign in to speak. It was the consensus of the Commission that Chairman Yeo would moderate the public hearing.

There being no further business, the Commission adjourned at approximately 8:40 p.m.

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Secretary

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Approved