

MEETING SUMMARY
Carroll County Planning and Zoning Commission
Town of Sykesville Planning Commission

November 4, 2015

Location: Carroll County Office Building

Carroll County
Members Present: Alec Yeo, Chairman
Eugene A. Canale
Matthew S. Helminiak
Jeffrey A. Wothers
Cynthia L. Cheatwood
Daniel E. Hoff, Alternate

Town of Sykesville
Members Present: Stephen Enslow
Ed Cinkole
Michael Shiner
Julia Betz

Present with the Commission were the following persons: Philip R. Hager and Mary Lane, Department of Planning; Lynda Eisenberg and Andrea Gerhard, Bureau of Comprehensive Planning; Mayor Ian Shaw, Town of Sykesville; Dawn Ashbacher, Sykesville Town Manager; Steven Allen, Maryland Department of Planning; Donald Beck; and Arla Ely.

INTRODUCTIONS

The Commission members and staff introduced themselves.

AGENDA CONCURRENCE

Secretary Hager noted that staffs from both Commissions had developed the proposed agenda.

MD 32 DUALIZATION

Secretary Hager noted that several representatives from the Town were present when County staff met with the Maryland Department of Transportation (MDOT) for the Tour Meeting. A commitment was made from the Secretary of Transportation to work with the District Engineer to develop a corridor plan to accomplish the long-term dualization of MD 32.

Lynda Eisenberg, Bureau of Comprehensive Planning, noted that the next step will be to work with our partners from MDOT to determine the specifics of the offer from Secretary Rahn.

There was considerable discussion regarding the history of this project, moving this project forward, and possible coordination with Howard County.

READINESS CENTER UPDATE

Secretary Hager indicated that the last meeting on this topic was held in May. Delegate Krebs has been very involved in this project. Secretary Hager noted that the County has two wells in this area, and efforts have been made to ensure access is maintained.

GENERAL DISCUSSION

- A. Municipal Growth Areas
- B. Designated Growth Areas

Ms. Eisenberg indicated this was an agenda item requested by the Town. She showed a map delineating the Town's Municipal Growth Area and the County's Designated Growth Area. Ms. Eisenberg acknowledged that the Town had recently completed its Plan update, but suggested that if there were any changes the Town was considering with regard to their Municipal Growth Area that those properties should be discussed.

REVIEW AND DISCUSS EXISTING SYKESVILLE DGA AND MGA

- A. Proposed/Anticipated Changes Sykesville MGA

Chairman Yeo discussed the need for continued coordination with the Town of Sykesville in completing the Freedom Area Plan.

Dawn Ashbacher, Town Manager, discussed the Municipal Growth Area, noting that the development of the Warfield project will have the biggest impact on the Town in the near future.

Ms. Eisenberg explained that the County would need to grant a waiver in zoning for the various properties that the Town is contemplating for annexation unless development of the properties was held off for five years.

Secretary Hager noted that another option would be to change the Land Use Designation for the property during the Freedom Plan update.

Ms. Eisenberg noted that availability of water and sewer services should be considered by the Town when determining future uses for a property. Amendments to the Water and Sewer Plan could be necessary to make service available.

UPDATE: TOWN INITIATIVES

- A. Gateway Signage
- B. Infrastructure-fiber options
- C. Other

Ms. Ashbacher updated the Commission on the development of the Warfield property. She noted that the County has been very helpful in getting approvals for water service to be provided to the property. The Town is hoping to close on the sale by the end of the calendar year. The proposal for development is a limited number of dwelling units (approximately 100) and a maximum of 100,000 square feet of retail. The exact development plan will come later.

The Sykesville Commission mentioned the importance of the use of gateway signs to mark the entrance to the Towns and provide the Town with a sense of place.

(Daniel E. Hoff left the meeting.)

Ms. Eisenberg provided a map illustrating the fiber optic backbone for the County, concentrating on the Freedom/Sykesville area. She indicated that she had spoken with Mark Ripper, County IT Director. He was unable to attend this evening's meeting. There is a fiber optic line that comes close to the Warfield Property. It would be the developer's responsibility to hook to the existing line. Ms. Eisenberg explained that the County is currently studying the possibility of providing a broadband and wireless network for the entire County.

Secretary Hager explained that the first three chapters of the Freedom Plan have been completed and reviewed by the Commission. They contain mostly introductory information. He noted that staff has developed an ambitious schedule that seeks to have all of the Elements reviewed by the Commission by this time next year.

Ms. Eisenberg noted that the concurrent chapters are available on the website.

Chairman Yeo asked that staff provide the Town with a schedule for review of chapters, so the Town can choose to attend any sessions they wish.

Ms. Eisenberg suggested that the Town be added to the govdelivery list which provides about a week's notice when a meeting is scheduled before the Commission.

EXISTING AND CONTINUED TOWN/COUNTY COORDINATION EFFORTS

Andrea Gerhard, Comprehensive Planner, suggested that the Town add a line item to its agenda each month to bring up any issues/concerns with the Freedom Plan. As liaison planner, Ms. Gerhard could then relay those issues to the County Planning Commission and staff.

The meeting adjourned at approximately 8:30 p.m.

Secretary

Approved