

MEETING SUMMARY
Carroll County Planning and Zoning Commission
November 30, 2016

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson, Vice Chair
Cynthia L. Cheatwood (5:15)
Jeffrey A. Wothers
Alec Yeo
Daniel E. Hoff
C. Richard Weaver
Eugene Canale

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Mary Lane, Andrea Gerhard, Clare Stewart and Laura Bavetta, Department of Planning; and Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chairman Helminiak called the meeting to order at approximately 5:06 p.m.

ESTABLISHMENT OF QUORUM

Laura Bavetta took the attendance of the Commission, noting that seven members were in attendance and a quorum was present.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager greeted everyone and acknowledged that the meeting is starting an hour earlier than usual in order to cover all of the information in the Agenda. Secretary Hager noted that staff recommends approval of the Agenda as distributed.

REVIEW AND APPROVAL OF AGENDA

The agenda was approved via a motion by Mr. Yeo, seconded by Mr. Wothers, and carried.

PUBLIC COMMENTS

Citizen Bob Scott had questions about the possibility of Old Liberty Road becoming Commercial in designation. Lynda Eisenberg responded by saying it will be addressed during Item 10 on the Agenda.

REVIEW AND APPROVAL OF MINUTES

The minutes of July 19, 2016 were approved as distributed on motion of Mr. Wothers, seconded by Mr. Soisson and carried.

ADMINISTRATIVE REPORT

PRESENTATION OF STAFF REPORT-HAMPSTEAD ANNEXATION NO.39 – GMS HOLDINGS, LLC

Andrea Gerhard, Planning Department, explained that the City of Hampstead has their Public Hearing scheduled for early in January and this needs to be presented to the Planning Commission and the Board of County Commissioners before then. This is the Greenmount Station property. They are asking to be included into the town boundaries. The Department of Land and Resource Management commented that nothing is affected by the Annexation. Commissioner Wothers made a motion to forward the Annexation to the Board of County Commissioners with a positive recommendation, seconded by Ms. Cheatwood and carried.

FREEDOM LAND USE ELEMENT – REVIEW DRAFT SUPPORTING TEXT

Ms. Eisenberg reviewed the Goals and Objectives of the Land Use Element and asked the Commission if they are in agreement with how they are written.

Mr. Yeo wanted to discuss the constriction of the Designated Growth Area Map. Ms. Eisenberg and Secretary Hager clarified that the Designated Growth Area Map was changed to reflect land that the County has no ability to exercise jurisdictional control over. Mr. Hoff asked to hear from Economic Development about the Bennett Road property.

Ms. Eisenberg reviewed two changes to the Map. One was for the property off of Route 97 and Klee Mill. This was changed back to Resource Conversation. Old Liberty Road was also changed to Commercial Low. The Commission was agreeable to the map changes but asked for better coloring designations.

Secretary Hager clarified that at the December 20th meeting, staff will provide feedback from Economic Development on the Bennett Road property, and the Planning Commission would consider endorsing the Land Use narrative and map at that time.

RECESS

FREEDOM PLAN – WORK SESSION

A. TRANSPORTATION ELEMENT

Lynda Eisenberg presented the draft Transportation Element to the Board members.

The Commission discussed their concerns about safety and traffic signal delays.

After reviewing and discussing the maps and tables in the Transportation Element, the Commission requested further analysis of the roadway concept. Safe local access is the ultimate goal of the Transportation Element.

The Commission agreed to terminate Georgetown Boulevard at Progress Way.

Ms. Eisenberg stated that staff will re-adjust the maps and work on an element to have the Commission react to utilizing the consulting work by Penoni.

Secretary Hager summarized that staff will take the Penoni report, and the comments provided by the Commissioners, and then a draft element will be prepared.

The potential roadway connections in the report will be presented at the Outreach meeting on December 5th in order to get public feedback.

B. PUBLIC FACILITIES ELEMENT

Mary Lane presented the Public Facilities Element to the Board members.

All Public Facilities were deemed adequate.

The Commissioners questioned if staffing was adequate for the Facilities. Secretary Hager and Ms. Lane explained that the purpose of the Element was to assess the Facility, not the staffing.

Andrea Gerhard presented information on Water and Sewer. In the Water and Sewer Plan, the Bureau of Utilities has put forward an idea to do a Plant upgrade.

(Mr. Hoff and Ms. Cheatwood left at 8:30 p.m.)

PUBLIC COMMENT

The Commissioners agreed to switch the order and have Public Comments at this time.

Pete Luster, citizen, shared his concern about the Gibson Property being changed to High Density when it is surrounded by property that is Low Density. He doesn't think Land Use Designation should be changed for schools.

Dennis DeArgenio, citizen, suggested a committee to sit with the Planning Commission and discuss the overall Plan.

Kimberly Madeja, citizen, would like a better system to be informed by County, she doesn't feel the website is efficient. She also suggested an Advisory Committee.

Diane DeArgenio, citizen, is concerned about the Conan Doyle connection to Pine Knob. She believes it will increase the danger to the public. She concurred with Ms. Madeja that the website isn't working efficiently for the public.

Commissioner Rothschild suggested an analysis of tax revenues from the increased development versus the cost of additional public services. He also commented that the demand for Senior Centers is coming from Western Baltimore County. The Commissioner stated that putting bike paths on major roads is a hazard. He suggested that the bike paths should be on the parallel interconnectors. He also wanted to point out to the Commission that the sewer future failure rate may be higher because there are many septic systems from the 1960's may begin to fail.

Commissioner Howard stated that access of emergency equipment and the difficulty of getting on and off of Liberty Road are his main reasons for looking at particular road connections. Mr. Howard suggested discussing the possibility of a mini Police station with some emergency equipment at Liberty Road and Hemlock.

DECEMBER 5TH OUTREACH MEETING

Ms. Eisenberg led a discussion about the best way to hold the meeting and serve public comments and questions.

ADJOURNMENT

There being no further business the Commission, on motion of Mr. Wothers, seconded by Mr. Yeo, and carried, adjourned at approximately 9:40 p.m.

Secretary

Approved