

MEETING SUMMARY
Carroll County Planning and Zoning Commission

January 4, 2017

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson, Vice Chair
Cynthia L. Cheatwood
Alec Yeo (6:03)
Daniel E. Hoff
Eugene A. Canale
Dennis E. Frazier

Members Absent: Jeffery A. Wothers

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Mary Lane, 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 6:02 p.m.

ESTABLISHMENT OF QUORUM

Laura Bavetta took attendance and noted that six members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager greeted everyone and asked everyone to silence their electronic devices. He announced that the next meeting will be on January 17th at 9:00 a.m.

REVIEW AND APPROVAL OF AGENDA

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

PUBLIC COMMENTS

Delores Buck, President of Nells Acres, stated that she would like the Board to begin the Ridenour Road connection. This will allow more than one option for residents who currently have to use Fallon Road as the only way to get on and off of Liberty Road.

Stan Prowser, citizen, read a letter to the Commission stating his thoughts on the Freedom Plan.

Beth Gray, citizen, had comments about Monroe Avenue, the Gibson and Beatty properties. She is against the connection of Monroe Avenue to Route 32.

Clark Shaffer, attorney representing the Gibson property, stated that Eldersburg is and has been considered a growth area for quite some time. Mr. Shaffer clarified that High Density would mean about 2 units per acre for the Gibson property given the constraints on the land.

William Gibson, owner of the Gibson property, supports updating zoning and land use designations.

David Shawn Ducey, citizen, would like to understand how these land use changes benefit the community.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Hager announced that Mr. Canale, Mr. Soisson and Mr. Hoff have all been reappointed by the Board of Commissioners to serve another term.

B. OTHER

There were no other reports

WORK SESSION: FREEDOM COMMUNITY COMPREHENSIVE PLAN

Lynda Eisenberg reviewed the Land Use Element with the Commission and what they had discussed at the December 20, 2016 meeting. Ms. Eisenberg reviewed the definition for High Density Residential and the requirements for Multi-Family housing.

Ms. Eisenberg reviewed the Land Use Element Goals and Objectives. The Commission did not have any changes or comments.

Mr. Canale asked if an Executive Summary could be added to the entire document.

The Commission discussed if they need to revisit any decisions they have made and if they have been persuaded to make any changes based on public comment they have received.

The Commission decided to further discuss the Beatty and Gibson properties.

Mr. Yeo asked for a brief discussion about Liberty High School's designation.

After much discussion, the Commission, on motion by Mr. Yeo, seconded by Mr. Canale and carried, voted to make the Liberty High School parcel Medium Density Residential.

After much discussion, the Commission, on motion by Mr. Yeo, seconded by Mr. Soisson and unanimously carried, voted to make the Century High School and Linton School parcels Medium Density Residential.

Ms. Eisenberg reviewed the Beatty parcel with the Commission. The Commission discussed the pros and cons for making the parcel Commercial, Residential and Industrial.

Mike Reeves, citizen, stated the owner would like this to be Residential as opposed to Industrial.

The Commission, on motion by Mr. Hoff, seconded by Ms. Cheatwood and carried voted to write a letter to Jack Lyburn, Department of Economic Development asking him to state the pros and cons of Industrial versus Commercial designation of the Beatty property.

The Commission discussed the Gibson property and decided to consider Residential Medium or Residential High depending on the road connection.

Ms. Eisenberg presented the Transportation Element to the Commission. Ms. Eisenberg stated there was a meeting with the Sykesville-Freedom Fire Chief and the Vice President of the Board to discuss transportation concerns with the proposed road connections.

The Commission discussed the benefits of the road connections.

After much discussion, the Commission, on motion of Mr. Yeo, seconded by Ms. Cheatwood and carried, voted to remove the Conan Doyle connection.

After much discussion, the Commission, on motion of Mr. Yeo, seconded by Mr. Soisson and carried, voted to remove the section of Monroe that goes through the Wolf property.

The Commission, on motion of Mr. Soisson, seconded by Mr. Yeo, and carried, voted to reconsider the prior motion.

Secretary Hager stated that staff would provide a recommendation for inclusion in the Plan concerning a traffic study on the intersection of Bennett and Oklahoma Roads and how it would be affected by the removal of the Monroe Avenue connection through the Wolf property. The Commission voted for staff to provide this at the next Planning Commission meeting.

PUBLIC COMMENTS

Carol Brown, citizen, handed in written comments.

Wayne Gibbs, citizen, stated his concerns about the intersection of Bennet and Oklahoma Roads. Mr. Gibbs also asked if the water and sewer capacity can handle the future proposed growth and if the infrastructure is in place.

Dolores Buck, citizen, is in support of the Ridenour Road connection because it well help Nells Acres residents access Liberty Road.

David Shawn Ducey, citizen, expressed his concerns about developing the Gibson property at High Density.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Hoff, seconded by Mr. Canale, and carried, adjourned at approximately 9:04 p.m.

Secretary

Approved