

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

**February 1, 2017**

Location: Carroll County Office Building

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

Members Absent: Jeffrey A. Wothers

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Scott Graf, 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 6:00 p.m.

**ESTABLISHMENT OF QUORUM**

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

**PLEDGE OF ALLEGIANCE**

**OPENING REMARKS**

Secretary Hager greeted members of the Commission and the public, and asked everyone to silence their electronic devices. Secretary Hager noted that staff recommends approval of the Agenda as printed and distributed.

**REVIEW AND APPROVAL OF AGENDA**

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

Chair Helminiak introduced Public Comments and noticed there was not a second Public Comments section.

Mr. Yeo amended his motion to add a second Public Comment section to the Agenda at 9A, seconded by Mr. Soisson and carried.

**PUBLIC COMMENT**

Robert Miller, citizen, stated his concern about the land that is for sale at the corner of Obrecht Road and White Rock Road. He does not want that land to be High Density.

Marty Hackett, CLSI, met with the owners of the Beatty property and presented a map to the Commission of the owner's thoughts on how the property should be designated. Secretary Hager directed that his map be presented during the Freedom section of the meeting.

### **ADMINISTRATIVE REPORT**

#### **A. ADMINISTRATIVE MATTERS**

#### **B. ADMINISTRATIVE RULES AND PROCEDURES**

A copy of the final version of the amended rules was provided to each Planning Commission member and they were emailed as well, as requested, by Mr. Hoff.

#### **C. OTHER**

There were no other reports.

### **FY18-23 PRELIMINARY RECOMMENDED CIP – Follow up Discussion**

Lynda Eisenberg and Scott Graf presented this information to the Planning Commission.

Commissioner Frazier asked why the road extensions that are part of the Freedom Plan are not in the Recommended or Preliminary CIP.

Ms. Eisenberg stated those extensions are mostly developer driven.

Mr. Yeo asked about the process of how projects end up in the Preliminary Recommended CIP.

Ms. Eisenberg explained that county staff puts together the items based on information in the various Master Plans and Environs Plans.

Mr. Yeo asked if the Planning Commission has a role in this process.

Secretary Hager stated the role of the Planning Commission is to provide comments and develop a finding of consistency or inconsistency.

### **WORK SESSION: FREEDOM COMMUNITY COMPREHENSIVE PLAN**

Mary Lane and Lynda Eisenberg presented information about an Overlay Zone.

After much discussion, Secretary Hager suggested this concept be revisited at the next meeting.

### **RECESS**

The Commission adjourned for a five minute recess at 7:15 p.m.

### **WORK SESSION: FREEDOM COMMUNITY COMPREHENSIVE PLAN**

Continuing the discussion on the Beatty property, Mr. Yeo asked Mr. Hackett how he came up with the plan on the map he provided.

Mr. Hackett stated it is 121 acres 60/40 split commercial and residential. Mr. Hackett stated he did a couple different layouts for the property based on different road connection and possibilities of future growth.

After much discussion, it was decided that staff will come back with a proposed map of the Beatty property that includes the comments and feedback that was provided by the Commission.

Due to the modification of the Dickinson alignment that the Commission agreed upon at a prior meeting, Secretary Hager suggested send a letter to property owners that are affected by the planning level alignment.

Secretary Hager spoke about creating an incentive for clustering in the Designated Growth Area within the Priority Funding Area.

After much discussion, the Commission, on motion of Mr. Hoff, seconded by Mr. Yeo and carried, voted to create a clustering provision for properties within the Designated Growth Area and the Priority Funding Area possessing water and sewer service with a medium density designation.

**PUBLIC COMMENTS**

John Hruch, citizen, does not want the Gibson property High Density.

Wayne Schuster, citizen, presented a letter to the Commission that stated his thoughts on the Freedom Community Comprehensive Plan.

Beth Gray, citizen, stated she is happy with some of the compromises that have come about but she still has concerns about how schools are zoned.

Susan Memmert, citizen, would like to see more affordable housing options for young home buyers in the South Carroll area.

**ADJOURNMENT**

There being no further business, the Commission, on motion of Mr. Soisson , seconded by Ms Cheatwood, and carried, adjourned at approximately 9:00 p.m.

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Secretary

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Approved