

MEETING SUMMARY
Carroll County Planning and Zoning Commission

February 21, 2017

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson
Jeffrey A. Wothers
Alec Yeo
Daniel E. Hoff
Dennis E. Frazier, Ex-officio

Members Absent: Cynthia L. Cheatwood
Eugene A. Canale

Present with the Commission were the following persons: Philip R. Hager, Mary Lane, Scott Graf, Nokomis Ford and Laura Bavetta, Department of Planning; Clay Black, Development Review; Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chairman Helminiak called the meeting to order at approximately 10:05a.m.

ESTABLISHMENT OF QUORUM

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

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager greeted everyone and reminded them to silence their electronic devices. Secretary Hager stated 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

There were no public comments.

REVIEW AND APPROVAL OF MINUTES

The minutes from November 30, 2016 were approved on motion by Mr. Yeo seconded by Mr. Wothers, and carried.

COMMISSION MEMBER REPORTS

A. COMMISSION CHAIRMAN

Chair Helminiak indicated that he had nothing to report.

B. EX-OFFICIO MEMBER

Commissioner Frazier indicated that he had nothing to report.

C. OTHER COMMISSION MEMBERS

There were no other reports.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Hager called upon Clay Black to report on Extension.

B. EXTENSIONS

Clay Black, Bureau Chief Development Review, presented six extensions to the Board. Pam's Delight, Abbot Acres, Illiano Plaza, Skiba Farms, St. Georges Episcopal Church and Leader Heights were all granted extensions.

C. BZA CASES

Secretary Hager reported that no cases were heard in January.

Secretary Hager reported that there are two Cases to be heard in February: Case No. 5593 and Case No. 6004.

D. OTHER

Secretary Hager thanked all of the members of the Department of Planning for their tremendous help and support and continued hard work during the Legislative Session.

CIP – LETTER OF CONSISTENCY (Mr. Wothers stepped out at 10:15 a.m.)

Secretary Hager presented a draft Letter of Consistency to the Commission. Secretary Hager reviewed the language and asked for feedback from the Commission.

The Commission, by motion of Mr. Yeo, seconded by Mr. Wothers and carried, approved the CIP Letter of Consistency as written.

BICYCLE PEDESTRIAN MASTER PLAN UPDATE (Mr. Wothers returned at 10:32 a.m.)

Nokomis Ford updated the Commission on the Bicycle Pedestrian Master Plan. Chair Helminiak asked if the towns have to do their own plan. Ms. Ford stated there is no requirement for them to do their own but the towns may adopt the county plan or they can amend their own plans. Ms. Ford announced the Citizen Outreach Meeting that will occur on Tuesday, March 21st at Carroll Community College. Mr. Hoff asked if the maps were online yet. Ms. Ford stated they are not online yet. Mr. Yeo asked if there were age restrictions for bike lanes on state roads and asked if there should be safety guidelines for younger riders. Ms. Kessler stated precautionary language could be included on all paths but ages should not be specified to avoid discrimination. Commission Frazier suggested adding language stating what and who the bike paths are intended for. Secretary Hager stated staff will do more research on this topic.

PRESENTATION/DISCUSSION: PROPOSED ZONING CODE TEXT AMENDMENT, B-NR DISTRICT

J. Brooks Leahy, Attorney, presented information to the Commission and is requesting a zoning code text amendment to the B-NR District. His proposal suggests that the 10,000 square foot limitation be lifted. Mr. Hoff asked if there was a size limitation prior to the 2006 text amendment implementing the limitation. Mr. Leahy stated there was no limitation prior to 2006.

John Maguire, Attorney, represents the Freedom Village Shopping Center. Mr. Maguire stated the B-NR district encompasses neighborhoods and a larger square footage would not be in the best interest of the neighborhood.

Mr. Yeo stated if the change is going to be made it should not be project specific but looked at for the County as a whole.

Mr. Leahy stated his client would like to build before the Freedom Community Comprehensive Plan is completed.

After much discussion, Mr. Hager stated this will come back to the Commission at the next meeting.

RECESS

FREEDOM COMMUNITY COMPREHENSIVE PLAN

A. Element 11- Transportation - Endorsement

Mr. Soisson asked about the status of the Monroe Street extension that goes through the Wolf property. Ms. Lane stated it was left on the map with a recommendation that it be studied as part of a comprehensive transportation study of the entire area.

Mr. Yeo asked if a line item could be added to show the Commission is in support of the Dickenson Road extension and noted it was not part of the CIP.

The Commission, on motion of Mr. Soisson, seconded by Mr. Yeo and carried, voted to Endorse Element 11, Transportation.

B. Element 7 - Future Land Use Map - Consideration of Endorsement

Secretary Hager proposed to the Commission that staff would present a mockup of a draft text amendment that would provide for this type of clustering in the R-20 zone that has been discussed. Mr. Soisson and Mr. Yeo expressed support for this.

Mike Reeves presented a map of the Beaty property to the Commission.

After much discussion, the Commission agreed that they did not want to have commercial access directly onto Bennett from the Beaty property.

The Commission, on motion of Mr. Yeo, seconded by Mr. Hoff and carried, voted to go forward with the proposed land use plan as prepared.

Mr. Yeo amended his motion to also include restricting commercial access from Bennett Road. Mr. Hoff accepted the amendment and seconded the motion again and it was carried.

The Commission, on motion of Mr. Yeo, seconded by Mr. Soisson and carried, voted to designate the Gibson property as Medium Density with the understanding they will revisit the property if the proposed text amendment does not pass.

Secretary Hager updated the Commission regarding a 5 acre parcel off of Ronsdale. The future of this parcel is being discussed by the Department of Economic Development and the Department of Public Works.

Secretary Hager briefed the Commission on a cemetery that was discovered off of Hodges and Johnsville Roads. The Commission asked to bring this up at the next meeting.

PUBLIC COMMENTS

Beth Gray, citizen, suggested a footnote for the Gibson property as well concerning commercial traffic. Ms. Gray reminded the Commission of trouble spots along Bennett Road. Ms. Gray questioned the Land Use changes as they pertain to public schools. Ms. Gray requested more information concerning the outreach period for the Freedom Community Comprehensive Plan.

Secretary Hager explained the outreach process and what is required by the State.

Heidi Condon, citizen, thanked the Commission for their hard work on the Freedom Community Comprehensive Plan.

Mr. Yeo stated that changing the land use for the schools provides predictability.

ADJOURNMENT

On motion of Mr. Soisson, seconded by Mr. Wothers and carried, the Commission adjourned.

Secretary

Approved