

MEETING SUMMARY
Carroll County Planning and Zoning Commission

March 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
Dennis E. Frazier
Jeffrey A. Wothers

Members Absent: Eugene A. Canale

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Mary Lane, Andrea Gerhard 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 six members of the Board were present and a quorum was in attendance.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager stated 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. Wothers, and carried.

PUBLIC COMMENT

There were no public comments at this time.

REVIEW AND APPROVAL OF MINUTES

On motion by Mr. Yeo, seconded by Mr. Wothers and carried, the minutes from October 18th 2016 were approved.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

There were no Administrative Matters to report.

B. OTHER

There were no other reports.

DISCUSSION: MEDIUM DENSITY CLUSTERING INCENTIVE CONCEPT

Secretary Hager reviewed the new language proposed to the existing cluster provision.

Mr. Hoff clarified that under the existing clustering provision there are no density bonuses. The new provision provides a density bonus for being in the Priority Funding Area.

Secretary Hager stated the incentive benefits include: less impact on the environment, smaller development footprint, stormwater management facilities will be more effective and efficient, and there will be less infrastructures to maintain.

After much discussion, the Planning Commission added they would like to add a clause to safeguard the change or mistake argument. Secretary Hager and Ms. Kessler will meet to discuss this further.

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Element 7 – Future Land Use Map – Consideration of Endorsement

Lynda Eisenberg discussed employment based lands and the Employment Campus designation. After meetings with the Department of Economic Development, their recommendation was that the properties outside the Klee Mill industrial corridor should be designated Employment Campus.

Mr. Yeo asked if there are other areas in the County designated Employment Campus.

Ms. Eisenberg stated yes but not in the Freedom Area.

After much discussion, the Commission, on motion of Mr. Soisson, seconded by Mr. Wothers and carried, voted to change the land use designation from Industrial to Employment Campus for the Klee Mill corridor including the additional parcels.

After much discussion about Nells Acres Lot 2 A, the Commission on motion of Mr. Hoff, seconded by Mr. Soisson and carried, voted to change Nells Acres Lot 2 A to R-40,000.

The Commission, on motion of Mr. Yeo seconded by Mr. Wothers and carried, voted to change a four acre forested piece of property off of Hodges Road Conservation and recognize it in the Historic Chapter.

The Commission, on motion of Mr. Soisson seconded by Mr. Yeo and unanimously carried, voted to Endorse the Element 7, Future Land Use Map.

Ms. Eisenberg asked the Commission to hold June 8th on their calendars for the Public Hearing.

RECESS

The Commission adjourned for a five minute recess at 7:05 p.m.

PRESENTATION/DISCUSSION: PROPOSED ZONING CODE TEXT AMENDMENT, AGRICULTURAL DISTRICT

Mr. David Bowersox presented information to the Board in consideration of proposed zoning code text amendments in the Agricultural District.

Mr. Hoff questioned the words “forestry and forest products”. Mr. Hoff would like more specific language.

Mr. Bowersox stressed the intent is not processing finished products. He is open to language changes.

Secretary Hager stated this amendment provides a definition for a commercial sawmill which the code did not provide before.

The Commission questioned how to police the hours and daily output.

Mr. Bowersox stated the numbers provided were somewhat arbitrary and used to help outline the scope of the operation.

Secretary Hager outlined the zoning code text amendment process to the Commission and noted Mr. Bowersox requested this opportunity to meet with the Commission in advance of the process in order to hear some preliminary comments on the issue.

DISCUSSION: POTENTIAL ZONING CODE REVISIONS – COMMERCIAL DISTRICTS

Mary Lane discussed the Zoning Concept Team’s progress, its members, purpose and status thus far.

Ms. Lane briefed the Commission on the work being done with the Commercial Districts.

Mr. Brooks Leahy was in attendance and asked the Commission for their approval to bring the zoning text amendment for the B-NR District to the Board of County Commissioners.

The Commission approved bringing the zoning text amendment to the Board of County Commissioners.

PUBLIC COMMENTS

Wayne Schuster, citizen, asked for clarification on C-1, C-2 and C-3.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Soisson seconded by Mr. Wothers and carried, adjourned at approximately 8:20 p.m.

Secretary

Approved