REVIEW AND APPROVAL OF AGENDA

The agenda was approved as distributed on motion by Mr. Yeo, seconded by Mr. Wohlers, and carried.

SECRETARY HAGER said there would be the opportunity for people to provide testimony in the BNR Zone and it would apply County-wide, not to a particular property or area. Secretary Hager emphasized that the text amendment applies to any principal or permitted use in decision final, recommendation or they can decide that further evaluation is necessary and pose the making a recommendation or approval. They can forward it to the Board with an unfavorable Planning Commission can forward the text amendment to the Board of County Commissioners. Secretary Hager stated the three possible outcomes of the meeting in light of the and the County Code.

SECRETARY HAGER explained the process of text amendments per the Maryland Annotated Code.

OPENING REMARKS

PLEDGE OF ALLEGIANCE

Quorum was in attendance.

ESTABLISHMENT OF QUORUM

Chairman Helmick called the meeting to order at approximately 6:03 p.m.

CALL TO ORDER/ WELCOME

Mary Lane, and Laura Bavella, Department of Planning.

Present with the Commission were the following persons: Phillip R. Hager, Lynda Eisenbergs,

Members Absent:
Daniel E. Hof
Dennis E. Frazier
Eugene A. Caneel
Alice Yeo
Cynthia L. Clewwood
Richard J. Soisson, Vice Chair
Matthew S. Hehmiller, Chair

Members Present:

County Office Building

April 5, 2017

Carroll County Planning and Zoning Commission

MEETING SUMMARY
PROPOSED ZONING TEXT AMENDMENT B-NR DISTRICT

The BCC makes any changes they must hold a Public Hearing, prior to conducting “Adoption” of the BCC can “Adopt” the plan as submitted, reject the plan or “Abandon” the plan with changes. If any of the above “Approvals” of the Plan and the Plan is adopted by the BCC at the Public Hearing. The second hearing is held on June 8, 2021. The motion was seconded by Mr. Canale and carried.

Linda Eisenbeis presented the commission on the.based plan and informed the commission on the status update. Freedom Community Comprehensive Plan

The BCC approved the Freedom Community Comprehensive Plan will be held on June 8, 2021.

There were no public comments at this time.

ADMINISTRATIVE REPORT

PUBLIC COMMENT
The meeting was adjourned at approximately 7:45 pm.

The adjournment motion of Mr. Sisson seconded by Mr. Gamble was carried and seconded at approximately 7:45 pm.

ANNOUNCEMENT

Joyce Coyle, citizen, does not want to see any more commercial properties in the area.

Bob Scott, citizen, asked about zoning of this property. The Planning Commission is proposing a

Proposed

Rezoning. Tyler citizen, supports the text amendment because of the access road that is being

PUBLIC COMMENTS

Commission for further analysis.

After much discussion, the Commission requested that staff prepare a report to bring to the

unfavorable report, or discuss this further at a later meeting and/or request further analysis at

request to the Commission with a positive recommendation. Forward the request with an

秘书. Here are the three options available to the Commission at this point: Forward this

Mr. Leary addressed some points that Mr. Magee presented to the Commission.

During the Zoning process anyway.

Mr. Sisson clarified that if the Commission doesn't approve the text amendment, it will happen

District only that they are on the list of Principal Permitted uses.

Mr. Teo emphasized that the Commission doesn't control which stores can open in the B- NR

Commission recommends business.

Mr. Gamble asked for clarification of Mr. Magee's implications that the Commission should limit

Magee states this change has an impact on communites and should be a Master Plan issue.

Ammon, Argent for Commercial, recently presented information against the text amendment. Mr.

Mr. John Magee, Alohem, on behalf of Freedom Village Shopping Center, TLC and Mr. John

shouldn't be tied to an applicant.

Mr. Lea said this change is something the Commission would have done anyway; this change

Official Minutes

April 5, 2017

Planning and Zoning Commission

3