

MEETING SUMMARY

Carroll County Planning and Zoning Commission

May 3, 2017

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson, Vice Chair
Alec Yeo
Eugene A. Canale
Daniel E. Hoff
Dennis E. Frazier
Cynthia L. Cheatwood (6:07)

Members Absent: Jeffrey Wothers

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Andrea Gerhard and Laura Bavetta, Department of Planning; Clay Black, and Laura Matyas, Development Review and Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chairman Helminiak called the meeting to order at approximately 6:01 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 everyone and asked that all electronic devices be silenced. Secretary Hager stated that staff is recommending approval of the Agenda as printed and distributed.

REVIEW AND APPROVAL OF AGENDA

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

REVIEW AND APPROVAL OF MINUTES

The minutes of the April 18th, 2017 meeting were approved on motion of Mr. Yeo, seconded by Mr. Hoff and carried.

Official Minutes

PUBLIC COMMENT

Clark Shaffer, attorney, addressed the Commission about his client's request for a land use designation change from Agricultural to Very Low Density.

Secretary Hager stated that staff has received a letter and has met with Mr. Shaffer and his client regarding this change.

Brooks Leahy, attorney, addressed the Commission about his client's request for a land use designation change from Agricultural to Residential Very Low Density.

Marty Hackett, CLSI, explained the reasoning behind their request for the land use change.

Secretary Hager stated that staff has met with both Mr. Leahy's client and Mr. Hackett's client as well. Any changes would have to take place after the Public Hearing on June 8th.

Nancy Frick, citizen, thanked Commissioner Frazier for his help with a farmer and his corn waste. She stated her property used to be certified Bay Wise and now isn't because of overgrowth and because the County isn't taking care of its property in her development near the proposed Westminster Trails.

Marjorie Conner, citizen, has concerns about the proposed Westminster Trails project. She says the County isn't taking care of the property that was previously maintained by the HOA. She is also concerned about the traffic this will bring to her property.

Darren Barnes, citizen, has questions about buffer zones and parking lots along the trail. His home was broken into two months ago.

Matthew and Shanna Keel, citizens, are in opposition of the trail being next to their house. They are concerned about their safety and the traffic.

ADMINISTRATIVE REPORT

Secretary Hager reviewed the upcoming meeting schedule with the Commission and recommended removing the meeting scheduled for May 31st.

Secretary Hager reminded the Commission there is a Board Briefing on the Cluster Incentive tomorrow, May 4th, at 11:20.

Secretary Hager reviewed the proposed zoning text amendment on the B-NR zone with the Commission. Secretary Hager stated that staff is recommending this be brought back to the Commission for action on May 16th. He stated that staff is recommending modifying the previous proposal from 100,000 to 50,000 square feet based upon multiple factors.

Mr. Yeo asked if there would be a restriction on the number of users.

Mr. Leahy clarified there could be a single user up to 50,000 square feet. No one user could be above 50,000 square feet.

Secretary Hager provided the Commission with a chart that explained the existing cluster provision with the proposed cluster provision changes.

BRIEFING: 2017 ANNUAL REPORT

Lynda Eisenberg presented the Annual Report to the Commission.

This item will be added to the June 7th Agenda for questions and certification.

CONTINUING DISCUSSION: GRO-16-0008- PHASE 2 – WESTMINSTER TRAILS

Secretary Hager stated that the Commission is not required to take any action on this issue tonight; this is simply a continued discussion.

Secretary Hager explained that the scope of the Commission in regards to this item is only to determine consistency or inconsistency with the Westminster Environs Plan.

Andrea Gerhard reviewed the goals of the 2007 Westminster Environs Plan with the Commission.

The Commission discussed other options for the trail placement with Jeff Degitz, Director, Recreation and Parks.

Commissioner Frazier asked if the parking lot is a critical part of the project. He suggested not including the parking lot to address public concerns.

The Commission will determine consistency at a future meeting.

RECESS

FOLLOW ON DISCUSSION: S-17-0004 - ADAMS PARADISE AMENDED, SENIOR HOUSING

Secretary Hager reviewed the last discussion the Planning Commission had about this plan. As requested by the Planning Commission, staff clarified that this is an amended plan and the Commission can decide if an updated transportation analysis is needed.

Clay Black reviewed the previous traffic study that was used and compared it to the data from the amended plan.

Mr. Black stated that staff is not recommending a new traffic study.

Based on staff recommendation, the Commission is not requiring a new traffic study.

This item will be back on the May 16th Agenda for Concept level review.

MUNICIPAL GROWTH AREA

Secretary Hager informed the Commission that the Town of Hampstead is working on an amendment to their Comprehensive Plan. As part of this process they are modifying their Urban Growth Boundary. This will affect the County Master Plan since the County Master Plan used existing Municipal Growth Areas in the Master Plan. Hampstead is the first Municipality requesting to expand their Municipal Growth Area.

Lynda Eisenberg and Bobbi Moser reviewed the modifications with the Commission. Secretary Hager will be drafting a letter for the Town indicating that coordination took place and that the County does not object to the boundary as delineated by the Town.

In the future, the Department will be discussing these matters with the Municipalities and then the Town and the County Liaison Planner will be jointly briefing the Commission and the Commission will be asked to Certify coordination and concurrence.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Soisson seconded by Mr. Hoff and carried, adjourned at approximately 8:12 p.m.

Secretary

Approved