

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

**June 7, 2017**

Location: Carroll County Office Building

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

Members Absent: Alec Yeo

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, 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 6:04 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. (Ms. Cheatwood arrived at 6:09 p.m. and 7 members were present)

**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 with a modification removing Item 13 due to time constraints.

**REVIEW AND APPROVAL OF AGENDA**

The Agenda was approved via a motion by Mr. Hoff, seconded by Mr. Wothers, and carried.

**REVIEW AND APPROVAL OF MINUTES**

The minutes of the August 3<sup>rd</sup>, 2016 meeting and the May 3<sup>rd</sup>, 2017 meeting were approved on motion of Mr. Wothers, seconded by Mr. Hoff and carried.

**PUBLIC COMMENT**

John Maguire, Attorney, representing Freedom Village Shopping Center, LLC. Mr. Maguire believes the proposed zoning text amendment is a Comprehensive Planning issue and should not be pulled out and treated separately.

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Rosemary Tyler, representing the Board of Homeland, is in favor of the B-NR zoning text amendment. She stated the benefits that Mr. Mangione will be providing to the residents of Homeland are needed and will save them money and make the area safer.

Linda Coyne, resident of Homeland, read a letter to the Commission in opposition of the B-NR zoning text amendment.

Patricia Sneed, Homeland resident, stated she is in opposition of the B-NR zoning text amendment.

Gail Martensen, resident, is in opposition of B-NR zoning text amendment because she doesn't want more traffic and development in the community.

Cheryl Jenkins, Homeland resident, is concerned about declining home values because of the proposed zoning text amendment.

Antonio Ramirez, citizen, is not in favor of more grocery stores. He is worried about the value of his home declining because of more traffic and congestion brought by more building.

Brenda Hayes, Homeland resident, stated residents in opposition only represent 20% of the community.

Toni Giordano, resident of Homeland, is concerned about flooding and grading of the Luers Lane property.

Brooks Leahy, Attorney representing Mr. Mangione, clarified that the site plan process would address all of the concerns cited by the citizens in opposition of the zoning text amendment.

Robert Ritchie, citizen, stated the County should provide more information to residents about changes and development in the area.

**ADMINISTRATIVE REPORT**

Secretary Hager announced the Department has been moved and is all together in one space and will hold an Open House when everything is completed.

Secretary Hager thanked the Commission and staff for all of their help and hard work.

Chair Helminiak stated he approved a 1 lot minor called Shay's Run, a 1 lot minor called Naecker's 1<sup>st</sup> Divide and a 3 lot minor called Flotow Mountain.

Chair Helminiak disclosed that he received a phone call from Delegate Krebs and he went to her house and met with her in May.

**PROPOSED ZONING CODE TEXT AMENDMENT – B-NR DISTRICT**

Mary Lane presented a staff report to the Commission.

Mr. Hoff believes the text amendment makes sense for this district.

Chair Helminiak asked how many properties became non-conforming when the 10,000 square foot limitation was put in place.

Ms. Lane stated 15 properties were affected.

Secretary Hager clarified that if this legislation passes it does not automatically make the property's zoning designation C3. He stated that would be a separate discussion.

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Ms. Lane noted that the proposed text amendment is consistent with the 2001 Freedom Plan and the size standards modified via the text amendment are consistent with uses permitted in the B-NR district.

Secretary Hager stated this legislation needs to be consistent with the 2001 Freedom Plan and the 2014 County Master Plan.

The Commission, via a motion by Mr. Hoff, seconded by Ms. Cheatwood and unanimously carried, agreed to forward this request to the Board of County Commissioners with a favorable recommendation.

**BRIEFING: EDUCATIONAL FACILITIES MASTER PLAN**

Mr. William Caine presented the Educational Facilities Master Plan to the Commission.

Chair Helminiak asked why there is a discrepancy in the projected number of students.

Mr. Caine stated the discrepancy came from the boundary adjustment processes and using a different methodology than in previous years.

The Commission, via a motion by Mr. Hoff, seconded by Mr. Canale and carried, found the Educational Facilities Master Plan not inconsistent with the County Master Plan.

The Commission, via a motion by Mr. Soisson, seconded by Mr. Hoff and carried, instructed the Chair to sign the letter to be sent to Devon Rothschild, President of the Carroll County Board of Education.

**RECESS****2017 ANNUAL REPORT**

Lynda Eisenberg updated the Commission on the status of the Annual Report.

The Commission, via a motion by Mr. Wothers, seconded by Ms. Cheatwood and carried, voted to certify the Annual Report.

**FREEDOM COMMUNITY COMPREHENSIVE PLAN – PUBLIC HEARING UPDATE**

Commissioner Frazier suggested we allow citizens to sign-in to speak throughout the meeting. Commissioner Frazier emphasized the number of public meetings that have been held and the variety of ways that citizens can voice their opinions during this process.

Mr. Hoff clarified the number of compromises and changes that have been made after listening to public feedback.

Secretary Hager reminded the Commission that there will be another Public Hearing on June 20<sup>th</sup> and the record will remain open for written comment as well until that date.

Secretary Hager asked the Commission if they can decide on a 3<sup>rd</sup> date for a Public Hearing.

Mr. Hoff stated he is not willing to schedule another meeting before the Public Hearing has occurred. Mr. Hoff would like to wait until both hearings have occurred before scheduling a third.

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After much discussion, the Commission decided to vote on a third meeting after the Public Hearing on June 8<sup>th</sup>.

Ms. Eisenberg reviewed the layout and agenda for the Public Hearing.

**PUBLIC COMMENT**

There were no public comments at this time.

**ADJOURNMENT**

There being no further business, the Commission, on motion of Mr. Wothers, seconded by Mr. Soisson and carried, adjourned at approximately 8:45 p.m.

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Secretary

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Approved