

MEETING SUMMARY

Carroll County Planning and Zoning Commission

July 11, 2017

Location: Carroll County Office Building

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

Members Absent:

Present with the Commission were the following persons: Philip R. Hager, Lynda Eisenberg, Mary Lane and Laura Bavetta, Department of Planning.

CALL TO ORDER/WELCOME

Chairman Helminiak called the meeting to order at approximately 6:03 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 noted his resignation as Director of the Department of Planning and announced his resignation as Secretary of the Planning Commission, to be effective July 18, 2017.

The Commission, on motion of Mr. Soisson, seconded by Mr. Yeo and carried, voted to appoint Lynda Eisenberg Secretary of the Planning Commission.

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 June 8th, June 20th (Public Hearing and Planning Commission) and January 4th 2017 meetings were approved on motion of Mr. Yeo, seconded by Mr. Canale and carried.

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE REPORT

Secretary Hager suggested a recess at 6:50 p.m.

FREEDOM COMMUNITY COMPREHENSIVE PLAN – COMMENT REVIEW

Ms. Eisenberg reviewed the Comment Book that was distributed to the Commission. Chair Helminiak stated this is the first time the Commission is discussing the comments. The review began with Agency Comments.

Ms. Lane reviewed the Agency Comments with the Commission. There was discussion of the Department of Economic Development comments regarding Recommendation 10 on page 78 concerning development standards and criteria. The Commission decided to end the last sentence after the word “standards” and take out the words “for specific uses.”

Ms. Eisenberg reviewed Clearinghouse Comments from the State. Concerning Element 4, the Commission would like to add the data that shows the increase in the population and number of housing units in the Freedom CPA compared to the projections in the 2001 Plan. The Commission also directed staff to look into MDOT’s recommendation regarding a plan or policy for access management along MD 26 and MD32.

RECESS**FREEDOM COMMUNITY COMPREHENSIVE PLAN – COMMENT REVIEW**

The Commission discussed letters received concerning the Beaty, Gibson and Wolf properties.

Cluster Tab - Mr. Yeo remarked that many comments are related to congestion and traffic. He also stated that he thinks the downfall of the cluster provision was its complexity. The Commission discussed adding language to substitute in place of item 12 under Element 7 Recommendations.

General Tab - Secretary Hager asked the Commission if there were any comments on the General Section. There were none.

In Support of the Plan - Chair Helminiak stated the petition in support of the plan included a wide range of citizens and businesses.

Infrastructure/Roads/Schools – Mr. Yeo asked about the Bennett/Pine Knob area and the comments concerning the congestion in that area. The Commission noted there are more checks and balances during site plan review of development in that area.

Luers Lane – This was a zoning text amendment that was brought to the Planning Commission that will impact the County as a whole. Mr. Hoff stated it shouldn’t be about whether or not there will be a grocery store on the parcel but what should the zoning be.

Land Use Change Request – Secretary Hager stated the first three properties are in the same general area, the southwestern portion of the Freedom Area. These properties are currently

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designated Agricultural. The owners would like to have the designation changed to Very Low Density.

After much discussion the Commission decided to wait to vote until the next meeting on July 18th.

The property owner of the Beaty property would like to change from Residential-Medium to Residential-High and. The Planning Commission had previously agreed on Medium if the clustering provision had passed. After much discussion regarding the Beaty property designation of Residential-Medium or Residential-High, the Commission discussed the Gibson property and whether its land use designation should be Residential-Medium or Residential-High. Secretary Hager emphasized their decision should be made based upon concrete reasons such as infrastructure availability, prior needs assessment with regards to housing, or where the property is with regards to a Designated Growth Area or Priority Funding Area standard. The Commission did not come to a consensus.

After much discussion, the Commission decided to wait to vote on these properties until the meeting on July 18th.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Soisson seconded by Mr. Wothers and carried, adjourned at approximately 8:34 p.m.

Secretary

Approved