

MEETING SUMMARY
Carroll County Planning and Zoning Commission
November 1, 2017

Location: Carroll County Office Building

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

Members Absent: Eugene A. Canale

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Bobbi Moser, Arco Sen and Laura Bavetta, Department of Planning; Tom Devilbiss and Clay Black, Department of Land and Resource Management and Gail Kessler, County Attorney's office.

CALL TO ORDER/WELCOME

Chair Soisson called the meeting to order at approximately 6:01 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 Eisenberg greeted the Commission.

REVIEW AND APPROVAL OF AGENDA

The Agenda was approved on motion by Mr. Wothers, seconded by Mr. Yeo, and carried.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg reminded the Commission that a Board member will need to take Online Boards and Commissions Training by the end of the year. Secretary Eisenberg also asked the Commission if they had any suggestions for changes regarding Administrative Rules and Procedures.

B. Other

There were no other reports.

PUBLIC COMMENT

There were no public comments.

MANCHESTER MUNICIPAL GROWTH AREA – INTRODUCTION

Bobbi Moser stated the town of Manchester is updating their 2008 Comprehensive Plan. Ms. Moser reviewed Manchester's plans for expanding their Municipal Growth Area.

Chair Soisson asked how much growth the town is asking for.

Ms. Moser stated they are increasing the growth area a bit but a lot of the expansion is what the County has asked them to do.

Mr. Hoff asked what that current water and sewer situation is like now.

Ms. Moser stated they have a small sewer system but a more ample water supply. Ms. Moser stated the town does realize that over time they will need to develop additional production wells to increase their water supply system.

Commissioner Frazier asked if they need a water and sewer plan to go along with their expansion.

Ms. Moser stated it is included within the county master plan.

Commissioner Frazier suggested looking ahead to make sure water and sewer is appropriate for future growth and annexations.

Secretary Eisenberg stated MDE doesn't ask for a plan to look beyond 10 years.

Mr. Devilbiss explained the situation with Westminster City water and sewer. Mr. Devilbiss stated most Municipalities are within capacity. He stated MDE has made changes over the years that have affected water capacity issues.

Mr. Hoff asked how MDE determines their calculations.

Mr. Devilbiss stated they use 250 gallons per day per household.

Chair Soisson asked if Manchester will be able to meet the demand within the Annexation.

Mr. Devilbiss stated he didn't see that calculation in the report.

Secretary Eisenberg stated a full staff report will be provided at the next meeting and staff has invited representative from the town to give more detailed information.

FUTURE LAND USE DEFINITIONS

The Commission discussed what the Board of Commissioners is expecting regarding the Freedom Community Comprehensive Plan and the procedural process from this point forward.

Ms. Kessler stated there is a difference of opinion at MDP regarding what the remand means. The Plan was remanded as a whole back to the Planning Commission.

The Planning Commission will have to repeat the whole process including a public hearing and a 60 day review period.

Mary Lane presented the changes to the land use definition for the Agriculture district. Clay Black discussed agriculture yield scenarios in order to show why the words "generally", "typically" and "approximately" are used in the definitions.

Ms. Lane reviewed the definition changes to Resource Conservation, Residential – Very Low Density, Residential – Low Density, Residential – Medium Density, Residential – High Density, Commercial – Low Intensity, Commercial – Medium Intensity, Commercial – High Intensity, Industrial – Light, Industrial – Heavy, and Employment Campus.

The Commission discussed the definition of Residential High and Residential High Multi-Family and whether or not there needs to be another category.

The Commission discussed adding Planned Unit Developments to the High Density definition

Tom Devilbiss suggested adding language stating “up to” for Medium Density definitions.

Chair Soisson suggested adding a definition for PUD.

Secretary Eisenberg asked for direction from the Planning Commission as to what their goals are for providing a variety of residential choices. Secretary Eisenberg stated that staff will research PUDs.

Secretary Eisenberg stated there will be a discussion about the remand and the timeline of the Freedom Plan at the next meeting.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Wothers seconded by Commissioner Frazier and carried, adjourned at approximately 8:10 p.m.

Secretary

Approved