

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

**November 29, 2017**

Location: Carroll County Office Building

Members Present: Richard Soisson, Chair  
Eugene A. Canale  
Alec Yeo  
Commissioner Dennis E. Frazier, Ex-officio  
Jeffrey A. Wothers (6:10)

Members Absent: Cynthia L. Cheatwood, Vice Chair  
Daniel E. Hoff

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Nokomis Ford, Clare Stewart, Darby Metcalf and Laura Bavetta, Department of Planning.

**CALL TO ORDER/WELCOME**

Chair Soisson called the meeting to order at approximately 6:07 a.m.

**ESTABLISHMENT OF QUORUM**

Laura Bavetta took attendance and noted that four members of the Board were present and a quorum was in attendance.

**PLEDGE OF ALLEGIANCE**

**OPENING REMARKS**

Secretary Eisenberg greeted the Commission and welcomed everyone.

**REVIEW AND APPROVAL OF AGENDA**

The agenda was approved via a motion by Mr. Yeo, seconded by Mr. Canale and carried.

**ADMINISTRATIVE REPORT**

**A. ADMINISTRATIVE MATTERS**

Secretary Eisenberg noted the two publications from the EAC that were given to the Commission. Secretary Eisenberg stated that December's meeting would have a full Agenda that would last most of the day.

**D. OTHER**

There were no further items to report upon within the Administrative portfolio.

**PUBLIC COMMENTS**

There were no public comments

**BICYCLE – PEDESTRIAN MASTER PLAN UPDATE**

Nokomis Ford presented an update of the Bicycle – Pedestrian Master Plan to the Commission. Ms. Ford reviewed the Goals for the Plan and new information for Chapter 5.

Chair Soisson asked what the timeline is for this process.

Ms. Ford stated the Department is seeking approval by Summer 2018.

Mr. Yeo asked how trail etiquette is handled.

Secretary Eisenberg stated trail etiquette would be posted along the trails and may differ based on the location and size of the trail.

Mr. Yeo asked how trails would be maintained.

Jeff Degitz, Director, Department of Recreation and Parks, stated having volunteer groups that can assist with trail maintenance would be a benefit.

Secretary Eisenberg discussed the Patapsco Regional Greenway Project and the possibility of it connecting through Carroll County.

Commissioner Frazier expressed his support of connecting trails throughout Carroll County and stressed the importance of posting bike etiquette along the trails.

Jeff Degitz stated his Department is excited about this project and the benefits to health and environment that the Plan provides.

Mike Davis, citizen, stated he is excited for the trails and possible connections between parks.

Danielle Yates, Citizen Services, stated the Department is thrilled with the Plan and will provide any support they can.

Mr. Canale stated the importance of advertising this project and trails better.

Secretary Eisenberg stated the Department can look into developing a marketing plan for the trails and the connections.

Mr. Yeo stated his concerns regarding bike lanes on the highways. Mr. Yeo stated they are safe for professional bikers but should not be meant for kids and families.

Ms. Ford stated trails will be ranked by accessibility and level of difficulty.

Secretary Eisenberg stated safety recommendations will be discussed through the local and state levels as well.

### **APPLICATION FOR FINKSBURG SUSTAINABLE COMMUNITIES DESIGNATION – BRIEFING**

Ms. Ford presented an Overview of what a sustainable community is, what the requirements are and what the process entails to receive this designation.

Mr. Yeo asked what the implications are to increasing access to public water and sewer system with the addition of housing sites.

Ms. Ford stated number Mr. Yeo is referring to is the Buildable Lane Inventory.

Mr. Soisson stated there is no public water and sewer.

Ms. Eisenberg stated there was a Sanitary Sewer Survey completed to determine if there was a need for public sewer and is it feasible. The survey was part of long term thinking for the future.

Mike Davis, citizen, stated his support of the designation.

Chair Soisson commended the Workgroup for their persistence and commitment to their community.

Commissioner Frazier stated the benefit to the community in receiving the designation.

Ms. Eisenberg stated that one obstacle in achieving the designation is not having public utilities, water and sewer.

On motion of Mr. Yeo, seconded by Mr. Canale and carried, the Commission voted to Endorse the Sustainable Community Action Plan and support the Designation.

Chair Soisson signed a Letter of Endorsement

### **RECESS**

### **FREEDOM COMMUNITY COMPREHENSIVE PLAN**

Secretary Eisenberg outlined the Freedom discussion for the meeting.

The Commission discussed the letter from the Board.

Mr. Canale stated it is difficult to know exactly what attracted people to the Freedom area.

Mr. Yeo handed out his thoughts and notes on the Freedom Community Comprehensive Plan Vision Statement and read them aloud.

Mr. Soisson stated his suggestions to add to the Vision Statement.

The Commission will discuss the Vision Statement again at the next meeting when more members are present.

### **CONTINUED LAND USE DEFINITIONS DISCUSSION**

Mary Lane prepared updated Land Use Definitions to discuss.

The Commission decided to take out the language “under certain circumstances”.

The Commission discussed where senior housing and the use of a Planned Unit Development (PUD) is allowed and how those terms fit into the definition for Residential – High Density.

Secretary Eisenberg read through the letter from the BCC and checked off their concerns that have been addressed pertaining to the Land Use Definitions.

### **LAND USE MAP**

Secretary Eisenberg addressed the BCC’s direction to review property changes. Secretary Eisenberg and Mr. Metcalf presented the Concepts in the Plan and the reasons for changing the land use for specific properties. Some properties were changed for technical corrections; some were changed due to actual manifestations on the ground. Mr. Wothers stated the importance of having an accurate map.

### **QUESTIONS FOR THE BOARD REGARDING FREEDOM COMMUNITY COMPREHENSIVE PLAN DIRECTION**

The Commission discussed questions for Secretary Eisenberg to bring to the Board at their next Session.

### **PUBLIC COMMENT**

There were no public comments.

### **ADJOURNMENT**

On motion of Mr. Yeo, seconded by Mr. Wothers and carried, the Commission adjourned at approximately 8:50 p.m.

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Secretary

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Approved