

MEETING SUMMARY

Carroll County Planning and Zoning Commission

January 3, 2018

Location: Carroll County Office Building
Members Present: Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Alec Yeo
Eugene A. Canale
Stephen A. Wantz, Ex-officio

Members Absent: Jeffrey A. Wothers
Daniel E. Hoff

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, and Laura Bavetta, Department of Planning; Clay Black, Development Review; Jay Voight, Zoning Administrator and Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chair Soisson called the meeting to order at approximately 6:02 p.m.

ESTABLISHMENT OF QUORUM

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

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Eisenberg greeted the Commission and welcomed Commissioner Wantz as the new Ex-officio.

REVIEW AND APPROVAL OF AGENDA

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

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg pointed out the Financial Disclosure Statement that was given to the Members for them to complete and return.

B. Other

There were no other reports.

PUBLIC COMMENT

There were no public comments.

DISTRIBUTION OF ZONING CODE REVISIONS

Secretary Eisenberg and Mary Lane presented a summary of the Comprehensive Rezoning Process that the Concept Team has been working on. Secretary Eisenberg discussed the Focus Groups and how they were formed.

Chair Soisson asked when the Focus Groups were first contacted. Secretary Eisenberg stated they were first contacted in August or September of 2017. Mr. Yeo pointed out the professionals that are involved in the Focus Groups are members of the public. Secretary Eisenberg reviewed the process for the field work being completed by staff. Secretary Eisenberg stated there will be public information sessions held in each district of the County.

Ms. Lane reviewed the General Concepts that the Board of County Commissioners have approved.

Ms. Lane distributed the Zoning Code revisions for C1, C2, C3, I1 and I2.

The Commission members discussed how to avoid exceptions and keep the code clean enough to avoid going to the BZA and being difficult to interpret.

The Commission will review the documents and this will be discussed again in February.

RECESS

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Secretary Eisenberg and Ms. Lane reviewed proposed Vision statements. Commission members discussed what language they felt was most important to include in the statement. Secretary Eisenberg read a statement that included their suggestions. On motion of Mr. Yeo, seconded by Mr. Canale and carried, the Commission voted to use the vision statement that was read by Secretary Eisenberg.

Ms. Lane reviewed a chart comparing Medium and High Density Designations using Conventional versus PUD scenarios.

Ms. Cheatwood asked why there has not been a PUD since 1990.

Mr. Black stated that PUD's require a lot of ground and a lot of funding and the economy had been in decline and large parcels are not available.

The Commission discussed how a PUD would fit into the Residential districts.

After much discussion, the Commission members decided to start with this topic at the next meeting.

Secretary Eisenberg suggested the Commission visit locations where there are PUDs so they can have a visual of what this would look like for the County.

Ms. Kessler stated the public would need to know when this would occur so they could attend as well in order to follow the Open Meetings Act.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Canale seconded by Mr. Yeo and carried, adjourned at approximately 8:50 p.m.

Secretary

Approved