

MEETING SUMMARY
Carroll County Planning and Zoning Commission
January 31, 2018

Location: Carroll County Office Building

Members Present: Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair (6:18 p.m.)
Alec Yeo
Eugene A. Canale
Jeffrey A. Wothers
Daniel E. Hoff
Janice R. Kirkner, Alternate
Stephen A. Wantz, Ex-officio

Members Absent:

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Darby Metcalf and Laura Bavetta, Department of Planning; Clay Black, Development Review 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 seven 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. Yeo seconded by Mr. Wothers and carried.

REVIEW AND APPROVAL OF MINUTES

The Minutes from November 29th and December 19th, 2017 were approved on motion of Mr. Yeo, seconded by Mr. Wothers and carried.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg briefed the Commission on the upcoming Public Information Sessions that will be held in each District. The first meeting is tomorrow, February 1st. Secretary Eisenberg described how the meetings will be structured.

B. Other

There were no other reports.

INTRODUCTION OF NEW BOARD MEMBER

Secretary Eisenberg introduced Janice R. Kirkner, the new Alternate Board Member.

PUBLIC COMMENT

There were no public comments

WORK PLAN 2018

Secretary Eisenberg reviewed the Commission's Work Plan for the year and stated it is a fluid outline but allows the Members to see what projects are expected for the year.

COMPREHENSIVE REZONING – COMMERCIAL AND INDUSTRIAL TEXT AMENDMENT

Secretary Eisenberg and Mary Lane reviewed the Land Use Table for the Commercial and Industrial categories.

The Commission discussed the difference between vehicle service stations and gas stations and questioned their use in the C-1 Category. The Commission asked staff to look into how many existing vehicle repair and gas stations will have their land use changed to C-1.

Mr. Canale asked why drive-thru restaurants were not permitted in the Employment Campus.

Ms. Lane stated a drive thru requires a larger lot and would attract more traffic from outside of the Employment Campus.

Secretary Eisenberg stated that drive-thru restaurants do not fit the image for an Employment Campus.

Mr. Hoff stated drive thrus attract more traffic and have a more intense use.

Chair Soisson questioned if indoor trap and skeet facilities should only be permitted in Industrial.

After much discussion, the Commission decided to remove indoor trap and skeet from the table.

The Commission discussed if breweries, distilleries, and wineries should be permitted in commercial districts.

Staff will look into their suggestion and report back.

RECESS

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Secretary Eisenberg discussed the Field Trip that the Planning Commission went on Friday, January 26, 2018. The purpose of the site visits was to allow the members of the Planning Commission to see examples of Planned Unit Developments.

The Members stated it was helpful to see what a well-designed development that incorporated a mixture of housing styles and a commercial component would look like.

Mr. Hoff stated these developments require a large parcel of land and public water and sewer. Mr. Hoff also stated the importance of innovative development in the County.

Mr. Wothers stated the developments were thoughtfully planned out and designed.

Secretary Eisenberg reviewed the Vision Statement. The word "integrity" was left out of the agreed upon Vision Statement. The Commission agreed to add the word "integrity" to the Vision Statement that was approved.

Secretary Eisenberg and Darby Metcalf reviewed the Future Land Use Map that shows the changes as recommended by the Board of County Commissioners.

The Commission agreed to use this map to start discussions about Future Land Use Definitions.

The Commission did not have any questions for the Board of County Commissioners.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

There being no further business, the Commission, on motion of Mr. Yeo seconded by Mr. Hoff and carried, adjourned at approximately 7:55 p.m.

Secretary

Approved