

MEETING SUMMARY

Carroll County Planning and Zoning Commission

March 7, 2018

Location: Carroll County Office Building

Members Present: Cynthia L. Cheatwood, Vice Chair
Alec Yeo
Jeffrey A. Wothers
Daniel E. Hoff
Janice Kirkner, Alternate

Members Absent: Richard J. Soisson
Eugene A. Canale
Stephen A. Wantz, Ex-officio

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, and Darby Metcalf, Department of Planning and Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

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

ESTABLISHMENT OF QUORUM

Secretary Eisenberg 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 noted that Chair Soisson will be absent for meetings through March and Ms. Cheatwood would be Acting Chair per the Rules and Procedures.

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 the February 20th meeting were approved on motion of Mr. Yeo, seconded by Mr. Hoff and carried.

ADMINISTRATIVE REPORT

A. Administrative Matters

Secretary Eisenberg briefed the Commission on the State Department of Planning's "A Better Maryland" initiative. A Carroll County kick off meeting was held by the MD Department of Planning in conjunction with County staff for the towns and public.

B. Other

There were no other reports.

PUBLIC COMMENT

There were no public comments.

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Discussion/Decision Future Land Use Definitions

Mary Lane reviewed the changes that the Commission discussed making to the FLU Definitions. There was discussion concerning the term “very low density” and the rest of the residential categories. The Commission agreed to have all definitions included in the document so there is consistency between all plans with clarification regarding their place in the Freedom Community Comprehensive Plan. Staff will provide an update to the Commission electronically and the matter will be voted on at the next meeting.

Discussion/Decision PUD Recommendation

Ms. Lane reviewed the PUD proposal with the Commission. There was discussion as to how the 50 acre minimum came about. Staff stated they compared the language used by other jurisdictions and all developable properties in the Freedom area are at least 50 acres. There was agreement on densities and the mix of dwelling units allowed.

The Commission, on motion of Mr. Hoff, seconded by Ms. Kirkner and carried, voted to approve the PUD proposal with the modification regarding townhouses that staff will correct. Mr. Yeo voted against the motion.

RECESS

FREEDOM COMMUNITY COMPREHENSIVE PLAN

Future Land Use Map

***Property Owner Requests**

Stephanie Brophy, representing the Clas, Primhoff and Harrison properties, presented zoning request changes. Her client is requesting that the Primhoff property be rezoned from Ag to Low-density residential, and the Clas and Harrison properties be rezoned to a mixture of Medium to High density residential. Ms. Brophy stated there is a Developer that would be willing to pay for water and sewer infrastructure if these properties were rezoned.

These properties are outside of the water and sewer plan.

Mr. Yeo stated there was previous discussion for the Primhoff property as being Employment Campus but eventually was taken out of the Plan and designated as Ag.

The Commission discussed the long range water and sewer plans and if projects should be put in so that long range plans can be adjusted.

Secretary Eisenberg suggested staff can ask Public Works to look into the implications and guidelines of extending water and sewer further west into the region of these properties.

John Maguire, Attorney, presented information regarding Barnes Chevrolet rezoning request to go from Commercial Medium to Commercial High. The parcel being discussed backs up to a church and residential property but the rest of Barnes Chevrolet is Commercial High. His client would like uniformity in the designation of their property.

After much discussion, the Commission, on motion of Mr. Wothers, seconded by Ms. Kirkner and carried, voted to change the Barnes Chevrolet parcel to Commercial High per their request.

Mr. Hoff abstained from voting.

***Technical Changes**

Secretary Eisenberg stated that staff reached out to St. John's Properties regarding changing Liberty Exchange to Commercial High from Industrial.

Ms. Eisenberg stated staff will continue the discussion on technical changes at the next meeting.

Review Commissioners' Letter to Planning Commission

Staff and the Commission will discuss this at the next meeting.

PUBLIC COMMENT

Mike Reeves, citizen, stated the request for the Primhoff, Clas and Harrison properties are consistent with what is on the ground. He also stated it makes sense for future growth to happen where these properties are located.

ADJOURNMENT

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

Secretary

Approved