

**MEETING SUMMARY**  
**Carroll County Planning and Zoning Commission**  
**August 1, 2018**

Location: Carroll County Office Building

Members Present: Richard J. Soisson, Chair  
Cynthia L. Cheatwood, Vice Chair  
Alec Yeo  
Jeffrey A. Wothers  
Eugene A. Canale  
Janice Kirkner, Alternate (6:06)

Members Absent: Daniel E. Hoff  
Stephen A. Wantz, Ex-officio

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Nokomis Ford, Darby Metcalf, Clare Stewart and Laura Bavetta, Department of Planning; and Gail Kessler, County Attorney's Office.

**CALL TO ORDER/WELCOME**

Chair Soisson called the meeting to order at approximately 6:03p.m.

**ESTABLISHMENT OF QUORUM**

Laura Bavetta took attendance and noted that five members of the Board were present and a quorum was in attendance. Ms. Kirkner arrived at 6:06 p.m. and six members were present.

**PLEDGE OF ALLEGIANCE**

**REVIEW AND APPROVAL OF AGENDA**

Secretary Eisenberg suggested adding a Recess after Item #10. The Agenda was approved on motion by Mr. Yeo, seconded by Mr. Wothers, and carried.

**REVIEW AND APPROVAL OF MINUTES**

The Minutes from the July 11, 2018 Freedom Public Hearing and the July 17, 2018 meeting were approved on motion of Mr. Wothers, seconded by Mr. Yeo, and carried.

**ADMINISTRATIVE REPORT**

**A. Administrative Matters**

Secretary Eisenberg announced that Nokomis Ford will be leaving the department and Clare Stewart will continue the work on the Bicycle-Pedestrian Master Plan.

Secretary Eisenberg announced the email domain change for all County email addresses; the new format will be @carrollcountymd.gov.

**B. Other**

There were no other reports.

**PUBLIC COMMENT**

There were no public comments.

**BICYCLE–PEDESTRIAN MASTER PLAN – CHAPTER 6 DISTRIBUTION**

Nokomis Ford introduced Chapter 6 of the Bicycle –Pedestrian Master Plan and reviewed the recommendations.

Ms. Ford updated the Commission on the photo contest and reviewed the future steps for completing the Bicycle-Pedestrian Master Plan.

Chair Soisson asked if The Department of Public Works had any comments regarding this Chapter. Ms. Ford stated Public Works has concerns with funding and the Complete Streets policy. Ms. Ford stated staff is working with Public Works to address their concerns.

Mr. Yeo expressed concerns about bicycle safety and accidents with more bike traffic on the roads.

Ms. Ford stated that safety is a top priority for the Complete Streets policy and there are ways to promote bicycle awareness and safe practices.

Chair Soisson asked if the State has a policy on Complete Streets.

Ms. Ford stated she has not seen the State’s policy, but the General Assembly has passed Legislation to establish a program.

Mr. Canale stated he would like to see more emphases on bike paths that are not on major roads.

**COMPREHENSIVE REZONING – COMMERCIAL/INDUSTRIAL/EMPLOYMENT CAMPUS – PACKET OF RECOMMENDATIONS TO THE BCC**

Secretary Eisenberg and Mary Lane reviewed the Comprehensive Rezoning Effort for the Commercial/Industrial/Employment Campus Districts.

Mr. Yeo suggested seeking outside counsel on nonconforming uses and the Commission discussed potential future conflicts.

Chair Soisson asked what the timeline is for sending the packet up to the BCC.

Secretary Eisenberg reviewed the Decision Tree chart and the Mapping Phases timeline.

Mr. Yeo asked how many properties fall into the Phase 4 category.

Secretary Eisenberg stated staff is working on those figures and property lists will be presented at the next meeting.

Darby Metcalf reviewed the online mapping resource that he has been working on.

Secretary Eisenberg and the Commission discussed the process going forward and how to forward the information to the Board of County Commissioners.

**WATER AND SEWER TRIENNIAL UPDATE**

Secretary Eisenberg reviewed the steps and current status of the update. Secretary Eisenberg advised the Commission that MDE suggests putting this update on hold until the Freedom Community Comprehensive Plan is completed.

**RECESS**

**FREEDOM COMMUNITY COMPREHENSIVE PLAN – DISCUSSION OF REQUESTED ITEMS**

Secretary Eisenberg reviewed the Agenda for the Warfield visit.

Ms. Lane reviewed information regarding the proposed options for further transportation impact analysis.

Ms. Lane explained Option 1, the trip generation comparison between the current and proposed designations for the Beaty, Wolf and Gibson properties.

Option 2 is to request assistance from BMC for a small area analysis of the impact of the proposed FLU of Beaty, Wolf and Gibson properties on the local road network.

Option 3 is Recommendation #3 from Element 11 of Accepted Plan which is to conduct a more detailed land use/transportation interaction and traffic operations study of the Eldersburg area.

After some discussion, the Commission directed staff to work with BMC to discuss the scope of what they are willing to do and report back to the Commission at the August 21<sup>st</sup> meeting.

**PUBLIC COMMENT**

There were no public comments.

**ADJOURNMENT**

There being no further business, the Commission, on motion of Mr. Wothers, seconded by Mr. Yeo and carried, adjourned at approximately 8:05p.m.

---

Secretary

---

Approved