

MEETING SUMMARY
Carroll County Planning and Zoning Commission

September 18, 2018

Location: Carroll County Office Building

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

Members Absent: Stephen A. Wantz, Ex-officio

Present with the Commission were the following persons: Lynda Eisenberg, Mary Lane, Arco Sen and Laura Bavetta, Department of Planning; Clay Black, Laura Matyas and Kierstin Eggerl, Development Review; Gail Kessler, County Attorney's Office.

CALL TO ORDER/WELCOME

Chair Soisson called the meeting to order at approximately 9:02 a.m.

ESTABLISHMENT OF QUORUM

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

PLEDGE OF ALLEGIANCE

REVIEW AND APPROVAL OF AGENDA

Secretary Eisenberg noted the addition of Item 14, Closed Session for Legal Advice. On motion of Mr. Yeo, seconded by Mr. Wothers and carried, the Revised Agenda was approved.

REVIEW AND APPROVAL OF MINUTES

The minutes from the August 21, 2018 and the August 29, 2018 meetings were approved via a motion by Mr. Yeo, seconded by Mr. Canale and carried.

PUBLIC COMMENTS

There were no public comments.

COMMISSION MEMBER REPORTS

A. COMMISSION CHAIRMAN

Chair Soisson thanked the Commission members for obtaining outside counsel and their comments and support during the last meeting regarding the Freedom Community Comprehensive Plan.

B. EX-OFFICIO MEMBER

Commissioner Wantz was not present.

C. OTHER COMMISSION MEMBERS

Ms. Cheatwood stated she approved Rolling Brook Section 2 in Chair Soisson's absence.

ADMINISTRATIVE REPORT

A. ADMINISTRATIVE MATTERS

Secretary Eisenberg did not have anything to report.

B. EXTENSIONS

Clay Black stated there were two extensions since the last meeting; Christopher Place and Hudson Forest Estates.

C. BZA CASES

Arco Sen reported that five cases were approved in August, Case No. 6026, Case No. 6099, Case No. 6100, Case No. 6101 and Case No. 6104. There are no cases that require comments for September.

D. OTHER

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

PRELIMINARY SUBDIVISION PLAN

SUBJECT: P-17-0016 – Hedchar Estates Resubdivision of Parcel B
LOCATION: North side of Streaker Road, west of Shawns Drive, E.D. 14
OWNER: Streaker Road Holdings, LLC, 7064 Melstone Valley Way, Marriottsville, MD 21104
(LLC members: Joe Delenick, Stephen Green, Wes Kane)
DEVELOPER: Same as owner
SURVEYOR: CLSI, 439 East Main Street, Westminster, MD 21157
ZONING: Conservation
ACREAGE: 17.13 acres
WATERSHED: South Branch Patapsco
NO. OF LOTS: 4 lots
MASTER PLAN: Conservation, Public – 2001 Freedom Community Comprehensive Plan
PRIORITY
FUNDING AREA: Outside
DESIGNATED
GROWTH AREA: Freedom
SEWER/WATER
DISTRICT: Outside

PUBLIC FACILITIES IMPACTED

SCHOOLS: Linton Springs Elementary
Sykesville Middle
Century High

ROADS: Streaker Road
FIRE & EMS: Winfield
POLICE: Maryland State Police/Carroll County Sheriff's Office

❖ **Action Requested:**

Two actions are required:

1. Approval of the Preliminary Plan of Subdivision pursuant to Chapter 155, *Development and Subdivision of Land*, of the Code of Public Local Laws and Ordinances of Carroll County.
2. Approval of the Preliminary Plan of Subdivision pursuant to Chapter 156, *Adequate Public Facilities and Concurrency Management*, of the Code of Public Local Laws and Ordinances of Carroll County.

❖ **Existing Conditions:**

The subject property is undeveloped land in the Conservation zoning district. In 1986, the long, narrow property was platted as "Parcel B Future Relocated Route 97" in Hedchar Estates. Streaker Holdings LLC acquired the parcel from the County Commissioners of Carroll County on June 20, 2014. Although inside the Freedom Designated Growth Area, it lies outside the Priority Funding Area and water and sewer service areas.

Gently rolling open land comprises the southern three-fourths of the lot and steep slopes, a stream, a 100-year FEMA floodplain, and forest lie at the northern portion. A tree line edges the eastern property line and a majority of the western property line has a tree screen as well.

The subject property and adjoining properties to the west, east, and north are zoned Conservation. To the east and west lie established subdivisions with single-family residences. Across Streaker Road to the south, properties are zoned Agricultural.

❖ **Project History:**

A concept plan of subdivision for this property was presented to the Planning and Zoning Commission on April 17, 2018 (see minutes, attached). In conjunction with the concept review, a request for modification to the length of a use-in-common driveway was reviewed and a determination made to allow the increase from 1,250 feet to 1,325 feet for Ace Drive.

The plan was subject to citizen involvement during a regularly held meeting of the Technical Review Committee on March 27, 2017. No citizens signed in or spoke regarding this project.

❖ **Plan Review:**

The developer proposes to create four residential lots of subdivision that will be served by private well and septic systems. Proposed access will be from a 12-foot-wide use-in-common (UIC) drive, Ace Drive, from Streaker Road. A mailbox cluster is

depicted at the entrance. The length of the UIC requires a pullover which is shown in front of Lot 3. A “T”-shaped turn-around is depicted near the end of Ace Drive.

In accordance with the Zoning Code, minimum lot size in the Conservation zoning district is 3.0 acres, lot width is 300 feet, and setbacks are 50 feet at front, side, and rear lot lines. The Zoning Administrator determined the lots’ widths as running parallel to the proposed UIC drive. In Hedchar Estates Resubdivision of Parcel B, Lots 1, 2, and 3 are 3.00 acres, 3.02 acres, and 3.13 acres. Lot 4, the northernmost lot, is 7.77 acres and will host environmental easements. The plan was reviewed by the Bureau of Comprehensive Planning and determined consistent with the 2001 Freedom Community Comprehensive Plan designation of Conservation, Public.

A Floodplain Easement, Forested Water Resource Protection Easement, and Forest Conservation Easement are proposed to encumber the northern portion of Lot 4. To satisfy the requirements of stormwater management, a grass channel at the shoulder of the UIC and a stormwater discharge to the existing Forest Conservation Easement on the Mueller adjoining property, “Resulting Land of Pine Brook Farm II,” will be constructed. A right-to-discharge agreement from Paul Mueller was submitted. Forest Conservation is proposed to be addressed with both on-site retention and off-site banking. The side yard of Lot 1 is screened at Streaker Road in accordance with Landscape Manual requirements.

With regards to a preliminary plan, Chapter 155.057(D)(2) states, “Final plans need not be brought before the Planning Commission for review of compliance with the approved preliminary plan and all other applicable regulations at its regular meeting, unless specifically requested by the Planning Commission. If final plan review is not requested by the Planning Commission, in accordance with this chapter, the Chairperson or the Secretary of the Planning Commission shall be empowered to approve and sign the final plan upon confirmation from the Bureau that the plan meets all requirements of this chapter and all conditions for approval of such plat have been met, or shall disapprove the final subdivision plan or may approve it with conditions with respect to the timing of recordation or building permits.”

❖ **Recommendations:**

Pursuant to Chapter 155, staff recommends approval of the preliminary plan subject to the following conditions:

1. That the Owner/Developer enters into a Public Works Agreement with Carroll County that guarantees completion of any required improvements.
2. That a Forested Water Resource Protection Easement be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
3. That a Floodplain Easement be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
4. That a Forest Conservation Easement be granted to the County Commissioners of Carroll County simultaneously with recordation of the subdivision plat.
5. That a Landscape Maintenance Agreement for the landscaping shown on the approved preliminary plan be recorded simultaneously with recordation of the plat.

6. That a Stormwater Management Easement and Maintenance Agreement be granted to the County Commissioners of Carroll County as an easement of access to the County Commissioners or authorized representatives by a deed to be recorded simultaneously with recordation of the subdivision plat.
7. That the area shown as Parcel A along Streaker Road be conveyed to the County Commissioners of Carroll County for right-of-way simultaneously with recordation of the subdivision plat.
8. That any changes to the Preliminary Plan as submitted and approved by the Commission herein shall be resubmitted to the Commission for further review and approval.

CONCURRENCY MANAGEMENT REPORT

❖ Background:

Pursuant to Chapter 156 of the Code of Public Local Laws and Ordinances, once the Department has determined that the residential development plan may be presented to the Commission, the plan is reviewed for Available Threshold Capacity.

❖ Agency Responses:

Police Services:

The ratio shall be calculated by counting all sworn officers with law enforcement responsibility in an incorporated municipality or within the county and by counting the total population within the incorporated municipalities and within the unincorporated county.

The estimated Carroll County population as of July 31, 2018 was 174,456. There are currently 208 sworn law officers with 19 positions currently in training; an additional 27 positions are funded. Based on a total of 254 funded positions, the ratio of law enforcement positions to Carroll County population as of the end of July 2018 was 1.46. Based on a total of 227 positions, the ratio of sworn law enforcement positions to Carroll County population as of the end of July 2018 was 1.30. Including the development projects in the pipeline along with the funded positions, the ratio will be over 1.3. Services are adequate if the projected ratio of sworn law enforcement officers to population is 1.3:1,000.

Schools:

The proposed subdivision is located in the Linton Springs Elementary, Sykesville Middle, and Century High attendance areas. In accordance with the criteria established in Chapter 156, all schools are rated adequate for Fiscal Years 2019-2024.

The January 2018 enrollment projections, prepared by Carroll County Public Schools, indicate that Linton Springs Elementary had an actual enrollment of 89.1% of state-rated capacity. The projections indicate that enrollment will increase to 92.3% of state-rated capacity by the end of the 6-year CIP cycle. There are approximately 9 subdivision lots

in the Linton Springs attendance area that have been recorded since the adoption of Concurrency Management (3/5/98) that have not been issued a building permit. An elementary school serving a proposed project is adequate, for the purposes of Chapter 156, when current or projected enrollment equals or is less than 109% of the state-rated capacity.

The January 2018 enrollment projections indicate that Sykesville Middle had an actual enrollment of 105.7% of functional capacity. The projections indicate that enrollment decreases to 93.9% of functional capacity by the end of the 6-year CIP cycle. In this attendance area there are two additional residential developments, comprised of 14 lots, currently in the review process. There are approximately 185 lots in the Sykesville Middle school area that have been recorded since the adoption of Concurrency Management (3/5/98) that have not been issued a building permit. A middle school serving a proposed project is adequate, for the purposes of Chapter 156, when current or projected enrollment equals or is less than 109% of the functional capacity.

The January 2018 enrollment projections indicate that Century High had an actual enrollment of 83.2% of state-rated capacity. The projections indicate that enrollment will decrease to 80.4% of state-rated capacity by the end of the 6-year CIP cycle. In this attendance area there are two additional residential developments, comprised of 14 lots, currently in the review process. There are approximately 185 residential subdivision lots in the Century attendance area that have been recorded since the adoption of Concurrency Management (3/5/98) that have not been issued a building permit. A high school serving a proposed project is adequate, for the purposes of Chapter 156, when current or projected enrollment equals or is less than 109% of the state-rated capacity.

Fire and Emergency Medical Services:

The proposed subdivision is located in the Winfield fire and emergency medical services district. The most recent data from the Office of Public Safety reports that for the two-year period of November 2015-October 2017 late and no response statistical data indicates that of the first due total fire calls in the Winfield district, 0.11% were categorized as no responses, and 1.43% as late and no responses. Of the first due emergency medical service calls, 0.42% were categorized as no responses and 0.48% as late and no responses. Winfield is rated adequate for late and no response criteria for fire services and emergency medical services.

With regard to fire call average response time, for the same two-year period, Winfield had an average response time of 7 minutes and 10 seconds – adequate. With regard to emergency medical call average response time, Winfield had an average response time of 7 minutes and 27 seconds – adequate. Services are rated adequate if when utilizing an average over the previous 24 months, response time is 8 minutes or less from time of dispatch to on-scene arrival with adequate apparatus and personnel.

The primary route from the firehouse to the proposed development does not include travel over bridges that cannot adequately support fire and emergency response apparatus – adequate.

Roads:

Streaker Road is rated adequate.

❖ **Chapter 156 Recommendation:**

With regard to a preliminary plan, Chapter 156-6D(4)(c) states “If all public facilities and services are adequate during the current CIP, the Planning Commission may approve the plan to proceed to the final plan stage and issue a recordation schedule and building permit reservations, subject to a building permit cap adopted by the County Commissioners in effect at the time of application for building permits.”

Pursuant to Chapter 156, staff recommends that the Planning Commission approve the preliminary plan with conditions as follows:

1. Police, schools, roads, and fire and emergency medical services are considered adequate;
2. the building permit reservation is for 4 lots in FY19, subject to modification at the final plat stage;
3. the recordation schedule requires the plat to be recorded within 24 months of preliminary approval;
4. the building permit reservation is allowed to roll over year after year until the sunset provision takes effect and the preliminary plan becomes void.

Discussion:

Laura Matyas presented the staff report.

Martin Rickell, CLSI and Stephen Green, owner, were in attendance.

Mr. Canale asked where the maintenance agreement is for the use-in-common driveway.

Ms. Matyas stated a Declaration of Maintenance Obligations will need to be recorded.

Mr. Hoff noted the width on the driveway easement is listed at 40' but on the Plan it looks variable.

Mr. Rickell stated that would be clarified.

Mr. Hoff suggested screening be added to the North side of Lot 1.

Decision:

The Commission, on motion of Mr. Yeo, seconded by Mr. Hoff and carried, voted to approve the Preliminary Plan in accordance with Chapter 155 and subject to the eight conditions outlined in the staff report as well as a ninth condition to add a Declaration of Maintenance Agreement regarding the Use-in-Common driveway.

The Commission, on motion of Mr. Yeo seconded by Ms. Cheatwood and carried, voted to approve the Preliminary Plan in accordance with Chapter 156 and subject to the four conditions outlined in the staff report.

CONCEPT SITE PLAN

SUBJECT: S-18-0010, South Carroll High School Ground Mount Photovoltaic Facility

LOCATION: 1300 W. Old Liberty Road, South Carroll High School, E.D. 9 & 14

OWNER: Board of Education of Carroll County, 125 N. Center Street, Westminster, MD 21157

DEVELOPER: Standard Solar, Inc., 1355 Piccard Drive, Rockville, MD 20850

ENGINEER: Becker Morgan Group, 312 W. Main Street, Suite 300, Salisbury, MD 21801

ZONING: Conservation / Agricultural

ACREAGE: 6.40 acres (144.52-acre property)

WATERSHED: South Branch Patapsco

FIRE DISTRICT: Winfield

MASTER PLAN: Village Residential – 2014 Carroll County Master Plan

PRIORITY FUNDING AREA: Outside

DESIGNATED GROWTH AREA: Outside

❖ Action Required:

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan. **No action is required.**

The Planning Commission may consider delegating approval of the final site plan to the Planning Commission Chair.

❖ Existing Conditions:

The subject property is a 144.52-acre Conservation and Agricultural-zoned property owned by the Carroll County Board of Education. It hosts South Carroll High School, Mayeski Park, and the South Carroll Waste Water Treatment Plant. Existing buildings, sports fields, and associated parking lots complement these uses. Four access points exist from West Old Liberty Road. At the southwestern portion of the property sits the subject area, comprised of approximately 6.40 acres. While the northeastern portion of the 144.52 acres hosts a forest and a stream, the subject area is open sloping land with a tree line at the western property edge. Sloping downward from the baseball field towards West Old Liberty Road, there is approximately 70 vertical feet of elevation change. Adjoining the subject area at the northeastern portion of the 6.40 acres is the South Carroll High School competition field.

To the west is a 3-lot residential subdivision, Shadeybrook, which was approved in 1995 (see plat attached). It is zoned Agricultural, and built with single-family residences on wooded lots. To the east of the subject area, and surrounded by the Board of Education property, sits a

parcel owned by the County Commissioners of Carroll County which hosts the Winfield salt dome.

The property is outside of a Priority Funding Area and Designated Growth Area. It is served by public sewer facilities and private water facilities.

❖ **Plan Review:**

The developer proposes the installation of a ground mount photovoltaic facility within a fenced area of approximately 6.40 acres in the southwest portion of the Board of Education's South Carroll High School property. The power to be collected will serve the school.

The site plan includes 30 rows of ground-mounted solar panels. The rows range in length from approximately 125 feet to 400 feet. Surrounding the solar array is a 7'-0" high electrified chain link fence. Outside of the fence stretches an 8'-0" wide berm with a running path measuring approximately 1,200 feet in length along the competition fields.

In accordance with §158.153 of the Carroll County Code of Public Local Laws and Ordinances, solar energy conversion facilities are permitted in the Conservation and Agricultural Districts.

📖 **§ 158.153 SOLAR ENERGY CONVERSION FACILITIES.**

(A) **Purpose.** The intent of this section to provide for the safe, effective and efficient utilization of solar energy systems while protecting the rights, health, safety and welfare of adjoining land uses and landowners through appropriate zoning and land use controls.

(B) **Solar energy conversion facilities, accessory.**

(1) This use shall be permitted in all districts.

(5) **Miscellaneous provisions.**

(b) Appearance:

1. Color must remain as it was originally provided by the manufacturer, or match the exterior of the principal structure.
2. No signs other than the manufacturer's, or installer's identification, appropriate warning signs; and not more than two manufacturers' signs may be on the system.
3. Glare must be mitigated away from an adjoining property or adjacent road, which shall be certified by the solar installer prior to installation.
4. The system cannot unreasonably interfere with the view of, or from, a site of significant public interest (scenic road, historic resources, etc.).
5. Ground-mounted systems may not be affixed to a block wall or a fence.

On the plan, the solar array encroaches on the setbacks outlined in the Zoning Code. The solar power collected will serve the school and the Zoning Administrator, advised by the County Attorney's Office, has determined that the project is not subject to zoning setback requirements. In a review comment, the Zoning Administrator reiterated the Zoning Code requirement necessitating glare to be mitigated away from adjoining properties and roadways and certified by the solar installer prior to installation.

Access exists from West Old Liberty Road through Mayeski Park on a paved access drive. The State Highway Administration reviewed and approved the plan. Engineering Review requested a note be placed on sheet 1 indicating the trip generation - frequency of maintenance visits - for the facility. There are no lights or signage proposed. The proposed land use is not inconsistent with the 2014 Carroll County Master Plan as stated by the Bureau of Comprehensive Planning Review.

On April 23, 2018, an initial site development plan package was submitted to Development Review and distributed to review agencies. The site plan was subject to citizen involvement on May 29, 2018 during the Technical Review Committee meeting. One citizen, an adjoining property owner, signed in at the meeting and voiced concerns regarding the aesthetics and screening of the solar array. Although landscaping is not required by Code, Jim Marks, Supervisor, Carroll County Public Schools Construction Department, responded that the school is willing to landscape at the residential adjoining lots and / or add an opacity element to the proposed chain link fence.

The Bureau of Resource Management has granted concept Stormwater Management approval. Stormwater management (SWM) will be addressed with grass swales and a storm drain pipe conveying runoff to existing systems.

Forest Conservation requirements will be met through on-site retention. The plan is exempt from the requirements of Landscaping and Floodplain Management. To satisfy Water Resources Review comments, a note on sheet 1 indicates that no hazardous substances exist or are being used as part of the proposed work.

The final site plan will be tested and reviewed for adequacy of public facilities in accordance with Chapter 155 of the Code of Public Laws and Ordinances of Carroll County Maryland.

Discussion:

Laura Matyas presented the staff report.

Jim Marks, CCPS, Alan Watson, Standard Solar and Jeff Harman, Engineer were present.

Mr. Hoff asked where the voluntary landscaping will be.

Mr. Marks stated trees will be planted along the first lot at the adjoining subdivision to fill in open patches in the existing treeline.

Mr. Canale asked what the expected savings with the solar energy would be.

Mr. Marks stated the school system expects to save approximately \$600,000 over 20 years. Mr. Marks also stated the solar facility will also provide an educational value as there will be cameras and live feeds available to supplement curriculum.

Mr. Yeo asked for clarification of the location of the BGE transformer.

Mr. Marks stated there will be a small fenced area for the switches and the transformer will be located behind the concession stand.

Mr. Marks and Mr. Watson stated Solar Standard would maintain the grass beneath the panels.

Decision:

The Commission, on motion of Mr. Yeo, seconded by Mr. Hoff and carried, voted to authorize the Chair to approve the Final Plan.

RECESS

CONCEPT SITE PLAN

SUBJECT: S-17-0032, Deer Park

LOCATION: 637 Deer Park Road, 700 feet east of the intersection with Sykesville Road (MD Route 32); E.D.4

OWNER: County Commissioners of Carroll County 225 N. Center Street,
Westminster, MD 21157

DEVELOPER: County Commissioners of Carroll County c/o Department of Recreation and Parks, 300 S. Center Street, Westminster, MD 21157

ENGINEER: Carroll Land Services, Inc., 439 East Main Street, Westminster, MD 21157

ZONING: Agricultural

ACREAGE: 40 acres (current park)/18.8 acres (proposed expansion)

WATERSHED: Liberty Reservoir

FIRE DISTRICT: Reese

MASTER PLAN: Village-Residential (existing park), Agricultural (proposed expansion)

PRIORITY FUNDING AREA: Expansion - Outside

DESIGNATED GROWTH AREA: Outside

❖ **Action Required:**

The plan is before the Planning and Zoning Commission per Chapter 155 of the Code of Public Local Laws and Ordinances of Carroll County for consideration of a concept site plan. **No action is requested.**

❖ **Existing Conditions:**

Deer Park, an active County owned park, is currently comprised of two properties of 25.35 acres and 14.9 acres. The entrance to the park property is located along Deer Park Road, approximately 700 feet east of the intersection with MD Route 32 (Sykesville Road). The park hosts several ballfields, walking trails, pavilions, picnic areas, tennis courts, restrooms, and parking areas. It is surrounded by numerous residential homes, a church and farm fields. This and all adjacent properties are zoned agricultural and served by private well and septic systems. A stream is located near the on-site pond.

❖ **Plan History:**

At the December 20, 2016 Planning Commission meeting, Mr. Jeff Degitz, Director of the Department of Recreation and Parks discussed a proposal to purchase land (approximately 18.8 acres) for expanding Deer Park. The Planning Commission voted that the additional purchase of land was consistent with the Master plan (minutes attached).

❖ **Plan Review:**

A concept plan of the development proposal was submitted to Development Review and distributed on November 27, 2017. The plan proposes two multi-purpose fields to be constructed on the recently purchased property and the construction of 165 parking spaces and a 2,730 linear foot walking path over the entire property. No buildings are being proposed. The plan does not re is no

The two multi-purpose fields are to be constructed along the area that adjoins MD Route 32. A standard guardrail is proposed along the Route 32 property frontage that will prohibit vehicular traffic from parking along Route 32. A seven foot wide walking path will be constructed throughout the park. A walking connection to Karen Way, a County maintained road, will occur. No parking signs will be posted at the end of Karen Way.

Access to the site will occur via the existing Deer Park Road entrance with improvements to the entrance being proposed. Based on trip generation numbers a traffic study was required and is currently in review. As the expanded park facilities are being accessed from within the existing park, the State Highway Administration has approved the plan.

Chapter 158 of the Carroll County Code of Public Local Laws states that parks of a nonprofit nature are a principal permitted use. Chapter 155 of the Carroll County Code has no specific parking space number requirement. The number of parking spaces provided was based on usage of County parks. A parking tabulation chart will be included on the final plan that shows current and proposed parking.

The Bureau of Comprehensive Planning has indicated this project is consistent with the Carroll County Master Plan.

The plan meets the concept plan requirements of the Forest Conservation and Landscape Codes. Landscape screening is being provided along the southern property line and at the various parking areas. To comply with the Water Resources Code, the final plans will need to show a variable-width stream buffer and identify any additional water resource environmental features. The project is exempt from the Floodplain code.

Stormwater management has granted concept approval. Stormwater management will be provided through the construction of grass swales and level spreaders.

The plan was subject to citizen involvement at the December 21, 2017 Technical Review Committee meeting. Several citizens spoke in regards to the project. Concerns regarding after hours usage, lighting, parking, and access to Route 32 were questioned. Jeff Degitz, Director, was in attendance and responded to discuss the park proposal with the citizens. Additionally, Recreation and Parks conducted a night meeting for the community at the adjacent church to explain the proposal and respond to any questions.

Discussion:

Clay Black presented the staff report.

Jeff Degitz, Director Department of Recreation and Parks and Martin Rickell, CLSI were in attendance.

Mr. Hoff asked about the entrance off of Route 32.

Mr. Degitz stated that is a former entrance that has been closed off.

There was discussion about the safety and expense of having an entrance off of Route 32 and why there will not be one.

There will be a guardrail installed along Route 32 as a safety precaution and to inhibit parking.

Mr. Yeo stated the trip generation numbers seem low.

Mr. Soisson asked what the distance from the fields to the parking lots are and suggested adding netting or fencing as protection and safety measures.

David Parker, citizen, asked if the replanted, forested areas would be retained.

Mr. Rickell stated the forested areas will stay in place.

William Hahn, citizen that lives across from the park, stated it is a dangerous area with water flow freezing around that corner. He stated it is a congested area and suggested using the fields at New Windsor Middle or FSK fields instead.

Lona Greensfelder, citizen, asked where the additional parking and the access road to the new fields will be located.

Using the maps, Mr. Black explained how the lay out will be.

Mr. Hoff suggested planting a wood buffer along Route 32 in addition to the guardrail.

Tom Ellison, citizen, stated the telephone pole along Route 32 is hit frequently, he agrees with the screening and loves the park.

Mr. Yeo asked if there is adequate signage surrounding the location of the park.

Mr. Degitz stated signage can be improved.

Frank Roelke, citizen, suggested there be more baseball fields as opposed to multi-purpose fields.

Mr. Degitz stated the need for multi-purpose fields is greater in the community.

Dover Harkins, citizen, expressed safety concerns along Route 32 and suggested building a berm with the extra dirt from creating the fields.

Decision:

No action requested.

RECESS

**COMPREHENSIVE REZONING – COMMERCIAL/INDUSTRIAL/EMPLOYMENT
CAMPUS – DISCUSSION**

Secretary Eisenberg and Mary Lane reviewed what has been presented to the Commission Members up to this point. Secretary Eisenberg stated the complete packet will be ready at the next monthly meeting.

PUBLIC COMMENT

There were no public comments.

RECESS

ADJOURNMENT

On motion of Mr. Yeo, seconded by Mr. Wothers and carried, the Commission voted to close for legal advice and then adjourn at approximately 11:02 a.m.

Closed Session ended at 12:45 p.m.

Secretary

Approved