

Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Alec Yeo
Eugene A. Canale
Jeffrey A. Wothers
Daniel E. Hoff, Alternate
Dennis E. Frazier, Ex-officio
Lynda D. Eisenberg, Secretary



Planning & Zoning Commission
Carroll County Government
225 North Center Street
Westminster, Maryland 21157
410-386-5145
1-888-302-8978
MD Relay service 7-1-1/800-735-2258

MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
December 19, 2017
9:00 a.m.
Reagan Room (Room 003)

The Planning Commission requests that all those in attendance who wish to address the Planning & Zoning Commission first register on the Sign-in sheet. Further, we insist that all speakers be recognized by the presiding officer before they address the Planning Commission. Microphones are provided for those wishing to bring business before the body. Time limits may be established in instances where multiple speakers wish to be heard. Adherence to these rules will facilitate timely meetings, ensure orderly processes, promote opportunities for public discourse and allow more citizens to present their views.

- 1. Call to Order/Welcome**
- 2. Establishment of Quorum**
- 3. Pledge of Allegiance**
- 4. Opening Remarks – Secretary**
- 5. Review and Approval of Agenda**
- 6. Public Comment**
- 7. Review and Approval of Minutes (November 1, 2017)**
- 8. Commission Member Reports**
 - A. Commission Chair
 - B. Ex-Officio Member
 - C. Other Commission Members
- 9. Administrative Report (Lynda Eisenberg)**
 - A. Administrative Matters
 - B. Extensions
 - C. BZA Cases
 - D. Other

CARROLL COUNTY PLANNING & ZONING COMMISSION
Planning a better future for Carroll County

Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Alec Yeo
Eugene A. Canale
Jeffrey A. Wothers
Daniel E. Hoff, Alternate
Dennis E. Frazier, Ex-officio
Lynda D. Eisenberg, Secretary



Planning & Zoning Commission
Carroll County Government
225 North Center Street
Westminster, Maryland 21157
410-386-5145
1-888-302-8978
MD Relay service 7-1-1/800-735-2258

10. Administrative Rules

11. Hampstead Annexation No. 41 Melanie Acres

12. Freedom Community Comprehensive Plan

- Vision Statement
- Planned Unit Development (PUD)
- Land Use Definitions
- Questions for the Board of County Commissioners

13. Special Report

P-17-0048 – Mineral Hill Property - Owner/Developer: Mineral Hill Property, LLC, 11175 Stratfield Court, Marriottsville, MD 21104; located on the South side of Oklahoma Road at Mineral Hill Road; Tax Map 74 Grid 3 Parcel 7; E.D. 5 – ACTION ITEMS: REQUEST FOR DETERMINATION: CONVENTIONAL VS. CLUSTER PLAN. REQUEST FOR DEVIATION FROM OPEN SPACE REQUIREMENTS.

14. Concept Site Plan Review

- A. S-16-0033 – Blacks Corner, Vertical Bridge Communications Tower – Owner: Raymond and Tina L. Feeser, 5214 Babylon Road, Taneytown, MD 21787; Developer: Vertical Bridge Development II, LLC, 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487; located on the West side of Babylon Road, just South of the Carroll County line; Tax Map 3 Grid 21 Parcel 9; E.D. 3 – CONCEPT PLAN REVIEW, NO ACTION REQUESTED.

15. Lunch Recess (1 hour)

16. Final Subdivision Plan Review

FX-17-0003 – Silver Run Estates, Re-subdivision of Lot 4 –Owner: Jennifer and Bryan Lentz, 2636 Stone Road, Westminster, MD 21158; Developer: James H. Belt, III, 3164 Flickinger Road, Westminster, MD 21158; located on the north side of Stone Road, west of Flickinger Road; Tax Map 20, Grid 9, Parcel 163; E.D. 3 - REQUEST FOR APPROVAL OF A PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 155 AND CONDITIONAL APPROVAL OF A PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 156.

Richard J. Soisson, Chair
Cynthia L. Cheatwood, Vice Chair
Alec Yeo
Eugene A. Canale
Jeffrey A. Wothers
Daniel E. Hoff, Alternate
Dennis E. Frazier, Ex-officio
Lynda D. Eisenberg, Secretary



Planning & Zoning Commission
Carroll County Government
225 North Center Street
Westminster, Maryland 21157
410-386-5145
1-888-302-8978
MD Relay service 7-1-1/800-735-2258

17. Concept Site Plan Review

- B. S-14-0030 – Westminster Veterans Memorial Park – Owner: County Commissioners of Carroll County, 225 North Center Street, Westminster, MD 21157; Developer: Department of Recreation and Parks, 300 South Center Street, Westminster, MD 21157; located on the East side of Crest Lane, North of Hook Road; Tax Map 52 Grid 2 Parcel 480; E.D. 7 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED.
- C. S-17-0023 – Eldersburg Crossing 2nd Amended – Owner / Developer: Quantum Eldersburg, LLC, c/o Frederick K. Wine, 4912 Del Ray Ave., Bethesda, MD 20814; located at 1320 Liberty Road (MD Rt. 26), north side of Liberty Road at Sykesville Road (MD Rt. 32); Tax Map 73 Grid 11 Parcel 480; E.D.5 – CONCEPT PLAN REVIEW, NO ACTION REQUESTED.

18. Recess

19. Final Site Plan Review

S-15-0005 – Crossroads Vehicle Repair Shop–Owner / Developer: Brian & Virginia Dimaggio LLC, 1940 Bethel Road, Finksburg, MD 21048; located near intersection of Gamber Road (MD Route 91) and Old Gamber Road (MD Route 879); Tax Map 64 Grid 03 Parcel 499; E.D.4 – REQUEST FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155.

20. Public Comment

21. Adjournment

Next Meeting: January 3rd - 6:00 p.m. – Reagan Room

ACCESSIBILITY NOTICE:

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.

07/25/16