

**Matthew S. Helminiak, Chair**  
Richard J. Soisson, Vice Chair  
Alec Yeo  
Eugene A. Canale  
Jeffrey A. Wothers  
Cynthia L. Cheatwood  
Daniel E. Hoff, Alternate  
C. Richard Weaver, Ex-officio  
Philip R. Hager, Secretary



**Planning & Zoning Commission**  
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## **MEETING AGENDA**

**Planning & Zoning Commission of Carroll County, MD**  
**December 20, 2016**  
**9:00 AM**  
**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 Comments**
- 7. Review and Approval of Minutes**
- 8. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members

9. **Administrative Report** (Philip R. Hager)
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other
  
10. **Review for Master Plan Consistency** (Ted Zaleski)
  - A. Courthouse
  - B. Deer Park
  
11. **Presentation of Staff Report – Fall 2016 Water and Sewer Amendment Cycle** (Andrea Gerhard)
  
12. **Recess (5 min)**
  
13. **Concept Site Plan Review:**
  - A. S-15-0010 - TowerCom - Mexico – Owner: Michael P. & Suzanne E. Stout; Developer: TowerCom VI, LLC; located on the East side of Gablehammer Road, North of Hampstead-Mexico Road (MD Route 482); Tax Map 40, Grid 1, Parcel 504; E.D. 6 – **CONCEPT PLAN REVIEW, NO ACTION REQUESTED.**
  
  - B. S-16-0024 –National Tire & Battery – Owner/Developer: Clear Ridge Developers, Inc. c/o Mark Frizzera; located on the South side of Liberty Road (MD Route 26), West of Bonnie Brae Road; Tax Map 73, Grid 12, Parcel 600; E.D. 5 – **CONCEPT PLAN REVIEW, NO ACTION REQUESTED.**
  
15. **Recess (5 min)**
  
16. **Preliminary Plan Report:**

P-13-008 – The Fields at Pheasant Run – Owner: Link-Singer LLC; Developer: William & Jeanne Link; located on the North side of Kate Wagner Road, West of Washington Road (MD Route 32); Tax Map 52, Grid 7, Parcel 529; E.D. 7 – **REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTERS 155 AND 156.**
  
17. **Special Report:**

S-16-0014 – Nells Acres Section 2 – Owner/Developer: Nells Acres Land LLC; located on the South side of Liberty Road (MD Route 26), East of Fallon Road; Tax Map 74, Grid 15, Parcel 827; E.D. 5 – **SPECIAL REPORT; LOT 2A, DETERMINATIONS OF DENSITY, EXTERIOR DESIGN, AND SITE LAYOUT.**

- 18. Lunch Recess**
- 19. Reconvene - Approximately 1:30 p.m.**
  
- 20. Freedom Community Comprehensive Plan**
  - A. Recap of December 5<sup>th</sup> Community Outreach Meeting
  - B. Discussion: Element 7, Land Use
  - C. Element 11, Transportation – Work Session

**Next Meeting: Wednesday, January 4, 2017 – 6:00 PM – 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