

MEETING SUMMARY
Carroll County Planning and Zoning Commission

February 1, 2016

Location: Carroll County Office Building

Members Present: Matthew S. Helminiak, Chair
Richard J. Soisson, Vice Chair
Alec Yeo
Eugene A. Canale
Jeffrey A. Wothers
Cynthia L. Cheatwood
C. Richard Weaver, Ex-Officio
Doug Howard, Commissioner

Members Absent: Daniel E. Hoff, Alternate

Present with the Commission were the following persons: Philip R. Hager and Mary Lane, Department of Planning; Lynda Eisenberg and Scott Graf, Bureau of Comprehensive Planning; Tom Devilbiss, Department of Land and Resource Management; Clay Black, Bureau of Development Review; Jay Voight, Zoning Administration; William Mackey, City of Westminster; and Arla Ely.

CALL TO ORDER/WELCOME

Chair Helminiak called the meeting to order at 5:05 p.m.

ESTABLISHMENT OF QUORUM

Secretary Hager took the attendance of the Commission, noting that seven members were present, and there was a quorum.

PLEDGE OF ALLEGIANCE

OPENING REMARKS

Secretary Hager noted that there were no changes proposed to the previously distributed revised agenda.

REVIEW AND APPROVAL OF AGENDA

The Commission, on motion of Mr. Wothers seconded by Mr. Yeo, and carried, approved the revised meeting agenda as distributed.

PUBLIC COMMENTS

There were no public comments.

CITY OF WESTMINSTER – REDEVELOPMENT OF LEN STOLER SITE

A site plan, Westminster Center (Carroll County File # M-14-0045), was presented to the County Planning and Zoning Commission for informational purposes only. Secretary Hager introduced the agenda item and stated that because of the site's high visibility and close proximity to County offices, briefing the County Planning Commission was merited. Mr. William Mackey with the City of Westminster, Mr. Clay Black with the Bureau of Development Review, and Mr. Scott Graf with the Department of Planning, were present to discuss the site plan and take questions.

Mr. Mackey stated the approval by the City Planning Commission will be two-fold, approval of the site plan and approval of subdividing the property into two lots. A CVS is proposed along with a small strip center and a newly constructed car dealership. Mr. Graf assisted Mr. Mackey in orienting the members of the Planning Commission as to where the proposed buildings would be located along with ingress and egress. Mr. Mackey then stated that the site plan would be subject to the City's preferred design guidelines, sign ordinances, etc.

PROPOSED ZONING TEXT AMENDMENT – HOME OCCUPATIONS/ACCESSORY USE DEFINITIONS

Secretary Hager distributed a revised proposal that incorporated the changes that had been requested at the January 19 business meeting. It was noted that the language highlighted in blue reflects these requests, as well as several minor changes made by the work group composed of staff of the Planning Department and the Department of Land and Resource Management. Following discussion, there was concurrence on the proposal as presented, and Secretary Hager explained that it will be transmitted to the Board of County Commissioners for their consideration.

PROPOSED ZONING TEXT AMENDMENT – PETROLEUM STORAGE FACILITIES

Secretary Hager distributed a revised proposal that incorporated the changes that had been requested at the January 19 business meeting. It was noted that the language highlighted in blue reflects these requests, as well as several minor changes made by the work group composed of staff of the Planning Department, Department of Public Safety, Bureau of Permits and Inspections, and the Department of Land and Resource Management. Following discussion, there was concurrence on the proposal as presented, and Mr. Hager explained that it will be transmitted to the Board of County Commissioners for their consideration.

FREEDOM COMPREHENSIVE PLAN WORK SESSION

- Checkpoint: Element 6, Economic Development

Secretary Hager noted that the Commission had distributed Element 6, Economic Development, at the last business meeting. He asked for any feedback or comments, explaining that this is the stage at which Planning staff checks in with the Commission to address any preliminary issues or concerns. There were several concerns about the clarity and format of two of the graphics, and staff agreed to review and edit the map on page 4 and the graph on page 6. There was discussion on the need to increase the commercial/industrial tax base, and questions regarding the amount of new employment designated land that is needed in Freedom. Commissioner Howard noted that he would like a goal of 18% for the commercial/industrial property tax base, and it was

noted that the Department of Economic Development had provided a goal of 14%, which is reflected in the draft document. A work session will be held on this Element, the date to be determined.

- Preliminary Land Use Discussion

Lynda Eisenberg distributed a worksheet addressing the 21 questions regarding specific properties that had been given to staff for further review following the last Preliminary Land Use Discussion on January 6. The Commission discussed, in detail, each of the properties for which questions had been posed, with the aid of an interactive map showing proposed land use designation, current zoning, property ownership, and water and sewer service. Staff will continue investigation of the issues discussed and report back at a future work session.

The Commission gave direction to staff on several general land use issues, using a questionnaire that was distributed. There was general agreement that the future land use designation of agricultural land in Freedom should be made on a parcel-by-parcel basis. The same strategy was agreed to regarding the land use assignment of ag remainders, as well as public and open space lands. The Commissioners will deliberate further on the application of the VLD designation, particularly as it relates to water and sewer service. The questions regarding commercial land use designation were deferred to future meetings.

PUBLIC COMMENTS

There were no public comments.

The Commission adjourned at approximately 8:00 p.m.

Secretary

Approved