

**OFFICIAL MINUTES**  
**Carroll County Planning and Zoning Commission**  
**Work Session**  
**Carroll County Master Plan**

**October 27, 2011**

Location: Carroll County Office Building

Members Present: Dennis Wertz, Chairman  
Charles M. Chadwick, Vice Chair  
Melvin E. Baile, Jr.  
Alec Yeo  
R. Wayne Barnes  
Richard J. Soisson  
Richard S. Rothschild, Ex-Officio  
Cynthia L. Cheatwood, Alternate

Present with the Commission were the following persons: Commissioner Robin Frazier; Tom Devilbiss, Brenda Dinne, and Kelly Martin, Department of Land Use, Planning, and Development; Daphne Daly, Bureau of Planning; Brian DiMaggio; Cody Roberts; and members of the press.

Mr. Devilbiss discussed the proposed schedule for Master Plan review, including:

November 3 – Chapter 16: Parks, Chapter 17: Priority Preservation Area, and  
Chapter 19: Transportation  
November 15 – a.m. – Chapter 12: Housing; p.m. – Chapter 7: Employment/Economic  
Development  
November 28 – Chapter 7 continuation.

Ms. Daly suggested that the Master Plan document be reorganized to remove the four chapters dealing with Heart of the Civil War Heritage Areas (HCWHA), Mineral Resources, Rural Villages, and Water Resources because these chapters have their own plan documents. She indicated that staff could prepare language at the beginning of the Plan which would incorporate these four separate documents by reference to this Master Plan.

Mr. Chadwick suggested that staff prepare a paragraph regarding each of the chapters to be removed providing a synopsis and where the document can be found in its entirety.

Ms. Daly explained that the HCWHA Management Plan was adopted as an amendment to the Master Plan as its own document; the Mineral Resources Element is incorporated into the County Code through the Zoning Ordinance and has documents produced while that was being developed; and Rural Villages, originally adopted in 1998, are reflected on the Master Plan map.

Mr. Chadwick suggested that the synopsis contain some historical information, including when each element was adopted.

Mr. Devilbiss indicated that language should be added to reference the particular State requirements.

Mr. Baile suggested that staff consider an update to the Mineral Resources Plan which is approximately 20 years old.

The Commission discussed the markups on page 138 of the Water Resources Chapter regarding Maryland Department of Planning and Maryland Department of Environment loading analysis models.

Commissioner Rothschild stated that the Maryland Association of Counties (MACo) has also stated that the models are flawed and should not be used for regulatory purposes. He indicated his concern was that the County does not write a plan that accepts these models, but preserves our rights to oppose this process, as necessary.

Mr. Yeo noted that the previous Board of Commissioners had already adopted the Water Resources Element (WRE). This chapter is simply referencing an existing document.

Mr. Chadwick suggested that language could be added into the Commissioners' introduction to the Master Plan.

Commissioner Rothschild directed staff to develop a disclaimer for the WRE. He expressed concern about the Commission's continual reference to a cover letter prepared by the Board, indicating he was not sure the Board would approve that method.

After a brief discussion, staff was directed to review this issue from a technical and legal standpoint.

Commissioner Rothschild suggested the Commission add the following language: "Whereas the current Board of Commissioners has concerns about these models, they reserve all rights to challenge their validity and implementation if they deem it necessary at their sole and absolute discretion."

Mr. Wertz suggested that staff keep the proposal in mind when they work with the County Attorney's Office to develop any revised language.

Mr. Chadwick suggested that the statement end after the word "implementation".

Commissioner Rothschild indicated he did not have an issue with that change.

Mr. Devilbiss suggested that instead of a cover letter from the Board, their concerns could be included in the Resolution which will be adopted by the Board with the Plan.

Mr. Wertz asked for citizen comments; there were none.

Commissioner Frazier entered the meeting.

The Commission began its review of Chapter 9: Facilities & Services.

Ms. Cheatwood noted that the last two paragraphs of The Challenge to Carroll County on page 78 of the markup need to be rewritten to address recent changes in policing services for the County.

It was the consensus of the Commission that the ratios would not be included, but references would be made to the Code and the Concurrency Management Report.

The Commission discussed what language to maintain in the Fiscal Impact to the County section.

Mr. Devilbiss noted that the maintenance of infrastructure is more of an issue now because of the lack of revenues due to declining development.

The Commission discussed dividing the information into two sections, including initial construction costs versus operating and maintenance costs and capital improvements. Instead of including the entire list of school projects, reference should be made to the Mount Airy Middle project. The Commission suggested reordering the chapters so that Employment/Economic Development follows Facilities & Services. Language should be added to discuss the questionable nature of State funding, unfunded mandates, revenue sources, etc.

Mr. Baile suggested that the Master Plan make reference to the Carroll County Volunteer Emergency Services Association (CCVESA) Master Plan. That plan identifies the issues and challenges Emergency Services are facing along with necessary steps for the future.

Staff will rework Chapter 9 for further Commission review.

The work session adjourned at approximately 8:40 p.m.

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Secretary

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Approved