

**OFFICIAL MINUTES**  
**Carroll County Planning and Zoning Commission**

**Special Meeting**

**May 4, 2009**

Location: Winters Mill High School Auditorium

Members Present: David L. Brauning, Chairman  
Dennis Wertz, Vice Chair  
Melvin E. Baile, Jr.  
Wayne Schuster  
Charles M. Chadwick  
Alec Yeo  
Robert B. Slade, Alternate

Members Absent: Julia Walsh Gouge, Ex Officio

The meeting opened at 7:00 p.m. Present with the Commission were the following persons: Steve Horn, Tom Devilbiss, and Kelly Martin, Department of Planning; Terri Jones, Department of the County Attorney; Clay Black and Kim Brandt, Bureau of Development Review; Gale Engles, Bureau of Resource Management; Brenda Dinne, Bureau of Comprehensive Planning; Daniel Strickler; Jim Mathias; Rick Williams; Tom Green; Robin Ford; Wayne Watkins; Phil Dorsey; Barb Carr; Pete Podolak; and members of the press.

**ADOPTION OF AMENDMENTS TO THE ADMINISTRATIVE RULES**

Ms. Jones explained the proposed changes to the Administrative Rules, Section 8.1 regarding delegation of authority to the Commission Chair.

Mr. Schuster questioned what types of amendments to site plans would be approved by the Chair.

Ms. Jones indicated minor adjustments or corrections to site plans, like the need to move a monument or pylon sign slightly because of utilities, etc. She noted that a summary will be provided to the Commission monthly of the minors and site plans that have been approved by the Chair.

The Commission voted unanimously to approve the amendments to the Administrative Rules.

**REVIEW AND DISCUSSION OF “PATHWAYS TO CARROLL’S FUTURE LANDSCAPE” (PATHWAYS PLAN)**

Mr. Brauning indicated the purpose of the meeting was for the Commission to review and discuss the Plan. He noted there would not be an opportunity for public comment at tonight’s meeting.

Mr. Horn reviewed the history of the Pathways Plan to date. His presentation centered on each of the three focuses of the plan, beginning with the agricultural land preservation program. He reviewed the recommendations, implementation, and benefits for each focus. Some of the major

points covered included: providing incentive lots to owners of remainders of 25 acres or more to put the property in permanent preservation; adding 3,500 acres of land designated for employment; and, reducing the number of potential new residential lots countywide from 30,000 to 20,000. He explained that during May and June there will be a series of public open houses scheduled to allow citizens an opportunity to talk with staff about their property and provide guidance on how to get additional information. He noted that the Pathways Assistance Center will be open in Room 205 of the County Office Building from 8:00 a.m. – 5:00 p.m., Monday through Friday. A toll free number has been established and will be manned from 8:00 a.m. – 5:00 p.m., Monday through Friday.

Mr. Brauning noted the public comment opportunities with the Commission in the month of June.

**AUTHORIZATION TO RELEASE THE PATHWAYS PLAN FOR 60-DAY REVIEW**

The Commission, on motion of Dr. Slade, seconded by Mr. Yeo, and unanimously carried, authorized staff to release the Pathways Plan for 60-day public review.

There being no further business, the meeting adjourned at 7:45 p.m. on motion of Mr. Schuster, seconded by Mr. Wertz, and carried.

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Secretary

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Approved