



CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
MEETING SUMMARY

Thursday, April 11, 2019, at 7 PM
City Hall, 1838 Emerald Hill Lane

A meeting of the Westminster Planning and Zoning Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, on April 11, 2019, at 7 PM.

Chair Kevin Beaver, Vice-Chair Ross Albers, Councilmember Ben Yingling, Commissioner Tom Herb, Commissioner Tiombe Paige, and Commissioner Tom Rio were present. City staff members Andrew Gray, Bill Mackey, and Samantha Schlitzer were also present.

The following were present and signed in: Bill Gibson.

Chair Beaver opened the meeting at 7:00 PM.

Chair Beaver requested a motion to approve the meeting summary from March 14, 2019. Mr. Mackey noted a correction in the document, which was reflected on the copy given to the Commissioners at the start of the current meeting. Vice-Chair Albers made a motion to approve the meeting summary from March 14, 2019, with the corrections as noted. Commissioner Rio seconded the motion. The motion passed.

Mr. Mackey requested of the Chair a re-ordering of the agenda to accommodate members of the public and applicants present for certain items. Chair Beaver approved the amended order to the agenda.

Chair Beaver opened New Business Item B – LMA 19-02: Public Hearing on Proposed Rezoning at 7 Schoolhouse Avenue. Mr. Mackey provided the Commission with background information and a brief overview of the staff report.

Chair Beaver recognized Mr. John Lemmerman, representing the applicant. Mr. Lemmerman introduced the applicant and the contract purchaser, Mr. F.T. Burden. Mr. Lemmerman reviewed the ordinance and described how this property complies with the recommendations listed. He commented on the following:

- existing and proposed uses
- surrounding neighborhood
- unique property configuration and how lot coverage is compatible with the City Code,
- existing and proposed parking
- existing and proposed buildings

Mr. Lemmerman stated that the applicant is requesting a favorable recommendation from the Commission.

Chair Beaver inquired if the projected parking included the spaces in the adjacent church parking lot. Mr. Lemmerman confirmed, stating that the developer was researching other options as well, as some residents may not need a parking spot.

Councilmember Yingling asked Mr. Mackey for clarification that the current public hearing was for consideration of rezoning and not approval of a specific site plan. Mr. Mackey confirmed, adding that applicants are encouraged to bring supporting documents including proposed site plans should the overlay be approved.

Vice-Chair Albers asked if the current zoning would allow for the proposed construction. Mr. Lemmerman replied that current zoning would prohibit new construction.

Mr. Burden mentioned the specific services offered at the site and future needs of the facility. He added that the project would be completed in two phases, and provided cost estimates for each. Finally, he is working with the Carroll County Sheriff's Office on the increase of safety to the surrounding neighborhood due to the facility's longer operating hours.

PUBLIC COMMENT

- Bill Gibson, 168 West Main Street – inquired about parking, traffic, and traffic circulation.
- Terry Mitrenga, 166 West Main Street – mentioned the current difficulty with parking; that the site is ten parking spaces short of the Code requirement and did not account for visitor and family parking; and, concerns that more people at the facility would mean more traffic in the adjacent alleys.
- Steve DeLuca, 180 West Main Street – opined that traffic in the alley is dangerous; and, he did not see any evidence of increased property value or neighborhood enhancement with the proposal.
- Deborah Gibson, 168 West Main Street – stated that the existing building is historic and should not be altered; she believed that facility employees speed the wrong way down the alley; and, concerns regarding the potential noise of the construction equipment being detrimental to the neighborhood.

Chair Beaver mentioned that there could be other uses at this site and that the current hearing was specifically to apply the CN Zone overlay to the property. The developer would recognize public comments and may change future designs accordingly. The Commission will decide if the CN Zone overlay will facilitate improvement to the property and make a recommendation to the Mayor and Common Council.

Councilmember Yingling encouraged the public to come back to a subsequent meeting for any site plan hearing.

Vice-Chair Albers made a motion to close the public hearing at 7:37pm. Commissioner Herb seconded. The motion passed.

Vice-Chair Albers motioned to approve recommendation to the Mayor and Common Council to apply the Compatible Neighborhood overlay zone to property located at 7 Schoolhouse Avenue as shown on Tax Map 102 and parcel 1588. Commissioner Herb seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Chair Beaver opened New Business Item C – SHA and City Roadway Plans for Westminster Station (SHA# 14APCL001XX). Mr. Mackey added that the item received Stormwater Management approval from the County and is expected to be approved by close of business on April 12. Mr. Gray provided the Commission with background information and a brief overview of the staff report.

Chair Beaver recognized Mr. Jim Mathias, Development Design Consultants, to present the existing and proposed designs for the intersection of North Center Street and MD 140. He explained that plans included additional sidewalks and gutters, extending along North Center Street to North Street; a bike lane along MD 140; pedestrian crossing signals; and, improved travel lanes on North Center Street.

The Commission expressed concerns about the proposed placement of the pedestrian crossing signals. Mr. Mathias explained that SHA made changes to the initial design and approved the plan now before the Commission.

Councilmember Yingling motioned to approve the roadway plans with specific conditions as set forth in the staff memo. Vice-Chair Albers seconded. The motion passed.

Chair Beaver opened New Business Item D – Proposed Signage for Jiffy Mart at 100 Magna Way. Mr. Gray provided background information and an overview of the staff report.

Chair Beaver recognized Mr. Ron Thomas, W.J. Strickler Signs, who provided documentation on the proposed changes to the existing signage. He added that the square footage of the sign was not changing, and that the application was just to update the existing sign and remove the existing digital sign.

Vice-Chair Albers moved to approve the proposed signage for Jiffy Mart at 100 Magna Way. Commissioner Rio seconded. The motion passed.

Chair Beaver opened New Business Item E – Ordinance No. 910 to add Places of Worship to the NC Zone. Mr. Mackey provided the Commission with background information and a brief overview of the staff report.

Chair Beaver recognized Pastor Dave Dent. Pastor Dent explained the current use and the proposal, and that there will be no site or traffic changes as a result of the proposed use.

Councilmember Yingling inquired if this is related to the Roop's Mill property. The applicant responded affirmatively.

Vice-Chair Albers motioned to approve the proposed ordinance as presented. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Chair Beaver opened New Business Item G – Report/Recommendation for LMA 19-01 (Public Hearing on March 14, 2019). He noted that his title should be corrected on the document.

Vice-Chair Albers moved to approve the Report and Recommendation for LMA 19-01 to be sent to the Mayor and Common Council, with the requested edit. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Chair Beaver opened New Business Item H – Report/Recommendation for Ordinance No. 910. Vice-Chair

Albers moved to approve the Report and Recommendation for Ordinance No. 910 to be sent to the Mayor and Common Council. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Chair Beaver opened New Business Item F – Carroll County Liaison Report. Ms. Moser provided copies of the final draft of the Planning Annual Report for 2018. She requested any changes be submitted by May 2 in time to present the final copy to the Commission for its approval of the Westminster portion.

Mr. Mackey discussed the City's Strategic Plan as it relates to any potential future property annexations for commercial development.

Councilmember Yingling stated that the City is scheduled to meet with the Maryland Department of the Environment to discuss the future water reuse program at the City's Wastewater Treatment Plant. The Mayor and Common Council are seeking to hire a PR firm for public education on the water reuse initiative.

Chair Beaver opened New Business Item A – FY20 Capital Budget presentation per §20-4 D. of the City Code. Mr. Mackey relayed excerpts from the Budget presentation at the Mayor and Common Council Meeting on April 8, 2019.

Councilmember Yingling added that the City is working with the State on lowering the Fiber Fund interest rate.

Vice-Chair Albers motioned to recommend approval of the Capital Budget to the Mayor and Common Council. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Vice-Chair Albers motioned to recommend approval of the Report and Recommendation of LMA 19-02: Public Hearing on Proposed Rezoning at 7 Schoolhouse Avenue to be sent to the Mayor and Common Council. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Vice-Chair Albers motioned to recommend approval of the Report and Recommendation of Ordinance No. 910 to be sent to the Mayor and Common Council. Commissioner Rio seconded. Councilmember Yingling abstained from voting due to the matter going before the Mayor and Common Council. The motion passed 5-0 with one abstention.

Chair Beaver opened the floor for Planning Commission and Public Comments. Mr. Mackey provided documentation for proposed interior renovations at McDaniel College Decker Center. Mr. Gray provided documentation for proposed renovations to the front of Weis Markets, located along Baltimore Boulevard.

Mr. Gray then updated that the Commission on that Board of Zoning Appeals. The Board had recently voted to approve BZA Case # 19-01. The Board will reconvene on May 7, 2019 to hear two more cases.

Vice-Chair Albers moved to adjourn. Commissioner Rio seconded.

The Commission was adjourned at 9:15 PM.