



PLANNING AND ZONING COMMISSION MEETING SUMMARY

Thursday, August 13, 2020, at 7 PM

Virtual Meeting via Zoom
Westminster, Maryland 21157

A meeting of the Westminster Planning and Zoning Commission was held virtually via Zoom, on August 13, 2020, at 7 PM. There was an intent to broadcast this meeting live on the City Facebook page however, due to technical difficulties the meeting was not broadcasted live, but can be found online at the City Agenda Center at the following link <http://westminstermd.gov/agendacenter>.

Chair Ross Albers, Vice-Chair Tom Herb, Commissioner Kevin Beaver, and Commissioner Lyndi McNulty were present. City staff members Mark Depo, Andrea Gerhard, Andrew Gray, and Samantha Schlitzer were also present. County Comprehensive Planner Cody Spaid was also in attendance.

The following members of the public were present: Robert Rosen, Alan Betten, Linda Alexander, Kelly Miller, Clark Shaffer, Wes Guckert, Brian Ditto, and Marty Hackett.

Chair Albers opened the meeting at 7:27 PM due to technical difficulties.

Chair Albers requested a motion to approve the meeting summary from July 9, 2020. Commissioner McNulty motioned to approve the meeting summary. Vice-Chair Herb seconded. The motion passed 4-0.

Chair Albers opened New Business Item A – Revised Development Plan for Carroll County Commerce Center. Ms. Gerhard stated that the Applicant is requesting to amend the previously approved Carroll County Commerce Center Development Plan to designate Condominium Unit 7 for a convenience store with gasoline pumps use to develop a Royal Farms convenience store, pursuant to City of Westminster Zoning Ordinance Article XII Section 164.75.D. and Article XXIII. Staff recommends that the Commission forward the revised Development Plan for Carroll County Commerce Center to the Mayor and Common Council with a favorable recommendation with the condition that the applicant provide and depict the required right-of-way to accomplish a 110 feet ultimate right-of-way for MD Route 97 consistent with the City of Westminster’s Comprehensive Plan, Zoning Ordinance, and State Highway Administration’s June 2011 Concept Design and Report, attached to the Staff Report.

Chair Albers recognized Ms. Miller, legal counsel to the applicant, who presented information about the project. Ms. Miller stated that the site plan was approved in April 2019 by State Highway Administration with no additional conditions required. In April 2020, the applicant was informed to provide an amended development plan, which would result in redesigning the project.

Chair Albers asked if the request from Staff was required. Ms. Gerhard stated that the City's 2009 Comprehensive Plan noted the future proposed widening of Route 97, which would result in additional improvements to the Carroll County Commerce Center.

Ms. Miller added that the Center's development plan was originally approved in 1991 and the current site development plan amendment was for only Unit 7 to build the gas pumps and a new convenience store for Royal Farms. The property owner, Mr. Rosen, had already paid for major improvements to Route 97 to give a larger right-of-way for State Highway Administration.

Chair Albers asked if City staff was aware of the approval from State Highway Administration. Mr. Depo stated that State Highway Administration indicated no additional requests unless there was additional access necessary to Route 97 from the proposed development. Therefore, the final approval was up to the City.

Mr. Shaffer, legal counsel on behalf of the property owner, stated that the future widening of Route 97 was listed only on a concept plan and had no funding in place. He stated that if the State required acquisition of the property in the future, then the State could approach the property owner at that time. If the condition of approval for the current amended site plan was required, he believes the entire plan will be undevelopable. Ms. Gerhard noted that the condition would only eliminate nine parking spaces and require the stormwater management facilities to be relocated. Mr. Shaffer stated that it would require additional funding and time to completely change the layout and design of the site development plan if the applicant were required to comply with the condition.

Mr. Guckert, on behalf of the Traffic Group, stated that the future widening of Route 97 was not included in the State Consolidated Transportation Plan at this time.

Commissioner McNulty made a motion that the Planning and Zoning Commission recommend that the Mayor and Common Council approve Development Plan DP-20-01 as originally presented by the applicant with no conditions. Vice-Chair Herb seconded the motion. The motion passed 4-0.

Chair Albers opened New Business Item B – Carroll County Liaison Report. Mr. Cody Spaid reported that the County is still in the process of completing its comprehensive rezoning process. He stated that the public can visit www.carrollrezoning.org for more information.

Chair Albers opened Planning Commission and Public Comments.

Mr. Depo stated that PD-4 Planned Development Open Space requirements currently state that the Parks Board is the approving body. An Emergency Ordinance is in review to change that approval to the Director of Recreation and Parks instead of the Parks Board.

Ms. Schlitzer stated that comments and questions regarding the meeting can be emailed to Planning@westgov.com.

Commissioner Beaver moved to adjourn. Commissioner McNulty seconded. The Commission adjourned at 8:27 PM.