

Meeting Attendance

Commission Members

Roxanne Hemphill – Chairperson
Bill Butts – Vice Chairperson
Lindey Camerata
Leslie Dickinson
Scott Sirchio
Judi Olinger
Martina Hatley
Pam Reed – Council Liaison

John Breeding – Director of Planning &
Zoning
Barney Quinn – Town Engineer/Inspector
Debra Clinton – Planning & Zoning Review
Coordinator
Gina Campanile-Director of Community
Development

Others

Tom McCarron – Town Attorney

**Commission Members Absent
Town Staff**

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Roxanne Hemphill, Chairperson, who also led the Commission in the Pledge of Allegiance.

2. APPROVAL OF MINUTES

MOTION: Bill Butts moved to approve the minutes for the August 31, 2020 Planning Commission meeting. Seconded by Scott Sirchio. Vote: All in favor, none opposed.

3. CITIZEN COMMENTS (for items not on the agenda)

None

4. CARROLL /FREDERICK COUNTY PLANNERS

Carroll County Planner – Hanna Weber – Hanna informed the Town of Mount Airy Planning Commission about the Carroll County Government Planning Commission meeting related to the rezoning request for the Employment Campus EC-13-2020-0030. This meeting will be on September 30, 2020 at 6:00 p.m. virtually and will be the first on the agenda. The rezoning request staff report can be found on the Carroll County Governments website under Carroll Rezoning EC-13-2020-0030. The zoning request is going from conservation to employment campus and the entire staff report can be found online.

Frederick County Planner – Tim Goodfellow – Tim was not in attendance.

5. SITE PLANS/ SUBDIVISIONS/ SIGNPERMIT REVIEWS/SIGN PRESENTATIONS/ DEVELOPMENT PROJECTS

- None

6. NEW BUSINESS

- None

7. DISCUSSION

- **Design Guidelines for Mount Airy** – Discussion of Design Guidelines within different Zoning districts, informational only. Bill Butts would like to look at the NP Zoning area guidelines in the update of the Town Master Plan.
- **1401 Ridgeside Court** – Pre-Concept of proposed building withing the NP Neighborhood Professional Zone – Provide direction of applicant for building elevations, Schwartz Total Eye Care Medical Center. The Planning Commission agrees the plan can move forward to a Concept Site Plan.
- **ORDINANCE NO. 2020-23 - AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF MOUNT AIRY, PART II ENTITLED “GENERAL LEGISLATION” CHAPTER 98 ENTITLED “SUBDIVISION OF LAND AND SITE PLAN REVIEW”, ARTICLE XIV ENTITLED “AMENDMENTS”, SECTION 98-55 ENTITLED “PUBLIC HEARING”; AND CHAPTER 112 ENTITLED “ZONING”, ARTICLE II ENTITLED “GNERAL REGULATIONS”, SECTION 112-3 ENTITLED “APPLICATION OF REGULATIONS”, AND ARTICLE IX ENTITLED “AMENDMENTS”, SECTION 112-67 ENTITLED “APPROVALOF PLANNING COMMISSION”** – Extending the review and approval period of Planning Commission from 60 days to 120 days for recommendation back to the town Council related to Annexations and other legal requirements. Leslie Dickinson motion to make a favorable recommendation to the Town Council on Ordinance No. 2020-23. Seconded by Judi Olinger. Vote: All in favor, none opposed.
- **JOINT ANNEXATION RESOLUTION NO. 2020-43 – A JOINT RESOLUTION TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF MOUNT AIRY BY ANNEXATION OF 258.085 ACRES OF LAND, MORE OR LESS, COLLECTIVELY KNOWN AS “THE HARRISON-LEISHEAR PROPERTY” ALONG THE EAST SIDE OF MARYLAND ROUTE 27 (RIDGE ROAD) NORTH OF ITS INTERSECTION WITH WEST WATERSVILLE ROAD, AND IN SO DOING TO REPEAL AND RE-ENACT WITH AMENDMENTS ARTICLE I., SECTION C-1, ENTITLED “INCORPORATION”, AND ARTICLE I., SECTION C1-2, ENTITLED**

“BOUNDARY DESCRIPTIONS”, OF THE CHARTER OF THE TOWN OF MOUNT AIRY – Tom McCarron - Town Attorney, David Warrington – Town Administrator, Barney Quinn – Town Engineer presented the Harrison-Leishear Property Annexation Proposal. The Planning Commission will have 120 days to decide. A Planning Commission Workshop meeting will be scheduled in October.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➤ **Council Liaison Report** - None

➤ **Zoning Administrator Report**

The Zoning Administrator approved 21 permits with a revenue of \$42,308.72 for the month of August 2020.

Carroll County Building Permits	11
Town of Mount Airy Permits	10

➤ **Other Business** - None

9. PENDING FUTURE PROJECTS

➤ **Next Planning Commission Meeting Date** – Monday, October 26, 2020 at 7 p.m. This meeting will be held via ZOOM Meeting and Facebook LIVE, or TBD.

10. ADJOURNMENT

➤ Motion to adjourn by Scott Sirchio. Seconded by Leslie Dickinson. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 9:50 p.m.

Submitted by Roxanne Hemphill, Chairperson

Prepared by Debra Clinton

Signature