Planning Commission Regular Meeting - Action Minutes – February 18, 2015

(SD Card/no disk )

1. Call to Order. Mr. Lusby called the meeting to order at 7:00 p.m. and explained Roberts Rules.

2. Recognition of Planning Commission Members, Legal Counsel and Staff
   Members: Chairman Maurice Lusby, Vice Chairman Mike Phipps, Roxanne Cumberland, Carolyn McHugh, Rob Reed, and Malcolm Funn. Bill Glascock was not in attendance.
   Legal Counsel: John Yacovelle; CP&B Staff: Tom Barnett, Yolanda Hipkski, Jenny Plummer-Welker, Veronica Cristo, and Becky Parkinson. Also in attendance were Mr. Hagner Mister, Agricultural Preservation Advisory Board and Mr. Pat Buehler, both past members of the Board of County Commissioners.

3. Action on Proposed Agenda. Ms. Hipski suggested removing Item 6a (SD 00-04RR/Prince Frederick Crossing), Major Subdivision for Final Approval. (Clerk Note: via email, the applicant’s engineer requested this item be moved to the March 18, 2015 Planning Commission Regular meeting.)
   Motion by Mr. Reed, seconded by Ms. Cumberland, to approve the agenda as amended. Motion passed 5-0.

   There was one change; Page 3, paragraph eight, first sentence was deleted.
   Motion by Mr. Phipps, seconded by Ms. Cumberland, to approve the January 21, 2015 Regular Meeting Minutes as amended. Motion passed 5-0.

5. Town Center Architectural Approvals: None

6. Major Subdivisions for Final Approval: None

7. Applications for Site Plan Review: None

8. Major Subdivision Applications for Preliminary Approval: None

9. Items for Discussion/Action:
   a) Zoning Text amendments Related to Subdivision Review Procedures
      Ms. Hipski summarized the staff memorandum previously submitted to the Planning Commission noting a timeline with a possible public hearing in May 2015. (06:54) There was discussion about clustering, minor subdivisions in farm and forest districts, and tier mapping.

      (08:21) Ms. Hipski explained the following new language as noted in the staff report entitled, Proposed Text Amendments With No Tier Mapping:
      (1) Page 5, No. 6 - Residue created as a result of non-residential subdivision may be further subdivided.”
      (2) Page 9, item r – Notes specifying density used for the creation of lots and assignment of any remaining density that may be used for future subdivision of the lots and residue parcel.
      (3) Page 15 - The difference between a community and shared sewerage system.

   Motion by Mr. Phipps, seconded by Ms. Cumberland, to direct staff to send these proposed text amendments to agencies for comment and then return to the Planning Commission, at which time a date for public hearing will be scheduled. Motion passed 5-0.
b) Calvert County Comprehensive Plan—Funding Approval

Ms. Plummer-Welker summarized the staff report previously submitted to the Planning Commission. There was discussion about including ideas from different groups for various sectors of the Comprehensive Plan, community outreach to include a steering committee which may entail a variety of groups interested in the Comprehensive Plan, a high policy level steering committee and other subcommittees focused on specific topics. Ms. Plummer-Welker said staff would review this matter further and present it again to the Planning Commission and Board of County Commissioners. She explained the timeframe of when the Planning Commission would become more actively involved with updating the Plan.

Transferable Development Rights (TDRs) Use in Town Centers

Ms. Plummer-Welker summarized the staff report previously submitted to the Planning Commission noting that comments received, as requested from the memo dated January 16, 2015, will be presented to the Planning Commission at their March 18, 2015 Regular meeting.

Mr. Randy Barrett, with R.A. Barrett & Associates, explained his viewpoint and involvement for TDRs. He distributed and read his letter dated February 18, 2015 then explanation continued. There was discussion about the state of the economy and how the TDR issue is not the only factor for lack of growth.

Mr. Barrett explained his opinion about the number of households (combined townhouse and single family) if Option 2 were to be adopted within the Prince Frederick Town Center. He also opined about what would have to change for developers to feel competitive relating to what is happening in other areas. There was a brief discussion about why developers valued TDRs in the past. Mr. Barrett acknowledged that there are other issues involved; and said the TDR program should not be dissolved, but should be fully reviewed, fixed, and stabilized to get growth in town centers. There was a brief discussion about Option 2 being a personal preference or a group opinion for the Prince Frederick area.

There was discussion about having an analysis completed of the three Options (beyond the Prince Frederick Town Center boundaries) which would entail all factors relating to TDRs. Ms. Hipski said staff is in the process of completing an analysis and perhaps would be before the Planning Commission at their Regular meeting on March 18, 2015. Mr. Barnett suggested a work session be scheduled between the both the agricultural and development groups. There was a discussion about what the Board of County Commissioners were possibly feeling about this issue.

Mr. Hagner Mister spoke about agricultural preservation and TDRs. He read a memo dated February 18, 2015 from the Agricultural Preservation Advisory Board. He commented that it has always been that “a buyer” and “a seller” have to be in place to move TDRs. He favored the idea of a meeting being scheduled as suggested by Mr. Barnett.

There was discussion about using a different TDR basis for different segments within Calvert County.

There was a consensus by the Planning Commission to review the TDR situation and await voting on this matter until a meeting occurs between the agricultural and development groups for other options.

Motion by Ms. Cumberland, seconded by Mr. Phipps, to adjourn the February 18, 2015 Planning Commission Regular Meeting. Motion passed 5-0.