

HAMPSTEAD PLANNING & ZONING COMMISSION
MINUTES
October 23, 2024

The Hampstead Planning & Zoning Commission met on October 23, 2024, at 7:20 p.m.

Commission Member Lou Konior called the hearing to order at 7:20 p.m. The following Commission Members were present: Sharon Callahan, Lou Konior, Barb Yeager, Deborah Painter and Charlie Obermayer. Staff Members present were: Town Manager/Zoning Administrator Jim Roark, and Assistant Zoning Administrator Elizabeth Dietrich. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: William R. Swanick, Jason Lytle, Marlene Duff, and Tasha Della Vecchia.

Minutes Approval

Mr. Konior made a motion to approved the minutes from the August 28, 2024 Commission meeting. Mrs. Painter seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

Business:

Mr. Roark began the Zoning Administrator Update. Antietam is on the last few pieces of their fiber installation project in Hampstead. They are installing aerial fiber on Main Street and side streets. Antietam is still hoping to be able to offer their service to residents in the late fall. Wash X: The traffic study for Wash X has been completed upon review, it was found to be incomplete. One of the items listed in the Scope of Work was not properly addressed. They will have to do another traffic study to complete the task. Tractor Supply Company: Tractor Supply is still going through the review process with the County. Mr. Roark said he noticed that they resubmitted to SWM review yesterday, so hopefully this one gets approved. Hahn's has decided not to build their new facility in Hampstead. When Mr. Roark spoke with Matt Hartman from Wickersham Construction he told him that it was because of increased stormwater regulations and costs. For the time being Hahn's will continue operations out of their Westminster plant. PantherPlex: Carroll Community College is leasing about 15,000 sq. ft. at the PantherPlex facility. The college plans on opening a trade training center. The state-of-the-art center will offer training in welding, auto technology, HVAC, plumbing, carpentry, animal grooming, entrepreneurship and more. This concluded the Zoning Administrator Update.

The first item on the agenda was **Approval of a Sign Application – The Skill Tree – 1216 N. Main Street – Exterior signage**. Mrs. Tasha Della Vecchia spoke in representation of the application. Mrs. Della Vecchia is the co-founder of the Skill Tree, the center will focus on social skills and life skills for neurodivergent individuals through classes, sessions, and workshops. People served will be those on the autism spectrum, those with ADHD, and any other cognitive disabilities. The goal is to help them develop skills to use on a daily basis to integrate with the community, such as how to look for jobs, making friends, how to be “human”. Mrs. Della Vecchia said that the location was chosen to on Main Street as it's a central location for them to live, work, and play, that between the Weis locations there is opportunity for them to work, there's entertainment, and shopping. They were initially targeting was individuals that had just graduated high school and need to develop life skills. However, the age range will be from younger people to seniors. The co-founder, Mrs. Della Vecchia's husband, is a licensed therapist with experience at Cedar Ridge Counseling Center and had schooling at John's Hopkins Kennedy Krieger Institute. Mrs. Della Vecchia works at Johns Hopkins as a nurse. She explained that the logo was designed based on the Greek Psi symbol, which is used to represent psychology.

Mrs. Yeager made a motion for **Approval of a Sign Application – The Skill Tree – 1216 N. Main Street – Exterior signage**. Mr. Konior seconded the motion. The motion passed with five votes for, no votes against and no abstentions. Mrs. Della Vecchia clarified for the Commission that the tag line in the sign would read “Helping Each Other Grow”.

Mrs. Callahan began discussion on the next item on the agenda, **Approval of a Sign Application – The Skill Tree – 1216 N. Main Street – Window signage**. Mr. Obermayer and Mr. Roark confirmed that the sign would be under the regulation restricting 30% of the window space, the signage would be around 18% of the window.

Mrs. Painter made a motion for **Approval of a Sign Application – The Skill Tree – 1216 N. Main Street – Exterior signage**. Mrs. Yeager seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

Next on the agenda was **Certification that the 2024 Fall Amendment to the 2024 Carroll County Water and Sewer Master Plan as it pertains to the Town of Hampstead is consistent with the 2010 Hampstead Community Comprehensive Plan, Amended 2023**. Mr. Gray explained the staff report to the Commission. The amendment is to transfer 5,554 gallons per day for two parcels north of Greenmount Station on one of which a Tractor Supply Store is proposed.

Carroll County Department of Planning Update:

Andrew Gray began his update sharing information about currently in process County text amendments- The Housing Expansion and Affordability Act, which is in response to 2024 state legislation, Solar Site Design requirements, and DRRAs. The amendment for DRRAs was adopted on October 19th. Public outreach will begin for the Carroll County Master Plan update, and a website has been launched for the project. The website is Carroll2035.org. The deadline for the 2025 Spring Amendment to the Carroll County Water and Sewer Master Plan is February 1st.

Other Business:

None.

Public Comment:

None.

Mrs. Painter made a **motion to adjourn**. Mr. Obermayer seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ATTEST _____ CHAIR _____