

HAMPSTEAD PLANNING & ZONING COMMISSION
MINUTES
June 18, 2024

The Hampstead Planning & Zoning Commission met on June 18, 2024, at 7:00 p.m.

Commission Chair Sharon Callahan called the hearing to order at 7:00 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: Marlene Duff, Martin Rickell, Aaron Valentine, and Matthew Hartman.

Minutes Approval

Mrs. Painter made **a motion to approve the May 22, 2024 Public Hearing minutes.** Mr. Konior seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Mrs. Painter made **a motion to approve the May 22, 2024 Commission Meeting minutes.** Mr. Konior seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Business:

Mr. Roark began the Zoning Administrator Update by giving an update on the Town's Water System Modernization and Centralization project. The project includes two portions of work, the pipeline and the water treatment facilities. The RFB for the pipeline side is being reviewed by MDE. The pipeline inspection services have already been approved by MDE. Advertisements will be going out for those, and MDE will need to approve the contracts. Then they will go to the Board of Works for the state to approve the money. The Town hopes to begin construction on the pipelines sometime in late October/early November. The other segment of the project is the water treatment plants. Town Staff and Public Works saw preliminary site plans for the four locations, they reviewed the plans and sent comments back to the engineer. The engineers hope to get revised plans back to the Town this week, after which the plans will be submitted to Carroll County for review, and it will be introduced to the Planning and Zoning Commission next month at the July meeting. The site plan is unique because it is four locations where the water treatment plans are going in and the County has allowed the Town to put all four locations into one site plan, so they will all be submitted together, reviewed together, and will come back to the Town together. Town Staff and Public Works reviewed the drawings in advance to ensure that the site plan is clean with all the "I"'s dotted and "T"'s crossed to make the review cleaner review for the County. Weis Gas N' Go received Board of Zoning Appeals approval last week to build a gas station in the Robert's Fields Shopping Center. The next step for them is site plan review. They are expected to come to the Planning and Zoning Commission next month for the July meeting to introduce the site plan. Tractor Supply Company is still in review with the County for their concept plan. The applicant is working out kinks in their sewer connection plan. Their original plan had a private septic and a septic field, the sewer designation for that property is categorized as future and is allowed as long as the Town approves of it. The Town is not going to approve of private septic for that property, no one else in that stretch of property has private septic, and that land lies on top of one of the most valuable water sources in Town. The Town is requiring the applicant to connect to public sewer and we're trying to figure out the easiest way to connect to the public sewer. Once this is ironed out then there will be a public hearing in front of the Planning and Zoning Commission and that process will start moving forward again. As far as the Future designation on the County sewer plan, Mr. Roark said he would talk to Andrew Gray about changing that to either Final Planning or Priority, and that will be submitted to the County for the fall amendment to the Water and Sewer Master Plan. Construction has begun on the third condo on Wembley Drive next to Shiloh Middle School. The developer, Steve Walton, has applied for the permits for the fourth building, and the Town is processing them. The Town should approve those this week or next. That would be the last building in

the development then that development will be complete. As a side note, unrelated to zoning, bulk trash pickup will be Saturday, July 20th. Residents are asked to put their bulk items curbside on the Friday evening before the pickup. This concluded the Zoning Administrator's update.

The first item on the agenda was the **Introduction of Final Site Plan – Hahn's Hampstead S-22-0003**. Mr. Aaron Valentine of the engineering firm CLSI spoke in representation of the applicant and handed out updated copies of site plans to the Commission. Mr. Roark asked Mr. Valentine if there were any significant updates to the plans since the concept site plan was approved. Mr. Valentine said that the changes were just adding additional detail. Mr. Obermayer asked if there was going to be a potential add on the building and if that was included in the plan, and Mr. Valentine said yes, it's included and the construction is going to be phased, first 54,000, 58,000, they are still working on the ARS size and then the total, but it's all in the plans. The site plan being presented is for the entire building, Mr. Roark confirmed. Mr. Roark requested that the Commission take the plan home and review it. He or Elizabeth Dietrich would send out a list of items to look for in the site plan in terms or what regulations need to be met. Mr. Roark said that he asked the applicant for a color rendering of the building, as the one included with the plan is in black and white. Mrs. Painter asked what the total square footage would be, and Mr. Valentine replied 96,000 sq ft. Mr. Konior asked what the name on the side of the building would be and Mr. Valentine said it would say "Hahn's."

Carroll County Department of Planning Update:

Andrew Gray began his update by stating the Water and Sewer plan will be amended to change the Tractor Supply property from S5 to S3, amendments for the fall are due August 1st. Regarding the Housing Study, the website is live, and Mr. Gray encouraged everyone to take the housing survey that is available. The County is currently in a moratorium regarding storage of residuals. From October 20th to October 22nd the Maryland Chapter of the American Planning Association and the Maryland Planning Commissioners Association are having a joint conference at Turf Valley Resort near Ellicott City. This concluded the Carroll County Department of Planning Update.

Other Business:

None.

Public Comment:

None.

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

ATTEST _____ CHAIR _____