

THE TOWN OF UNION BRIDGE
PLANNING AND ZONING
COMMISSION MEETING

February 17, 2022

The meeting of the Planning and Zoning Commission was called to order by Commission Chairman Tom Long, on Thursday, February 17, 2022, at 6:30 p.m. Notice of the meeting was given by posting the agenda at the Town Hall, on the Town's website and provision to the Carroll County Times. Commission members Tom Long; Amy Kalin; Bret Grossnickle; Ed Williar; Town Attorney, Mandi Porter; Town Planning and Zoning Consultant Edmund Cueman were present. Also in attendance Carroll County Planner Liaison, Abigail Rogers. The attendance sheet is attached to and made a part of these minutes.

Chairman Tom Long asked if there were any additions or corrections to the minutes of the meeting for January 20, 2022. **Commission member Bret Grossnickle motioned to accept the January 20, 2022 minutes with one correction to change Pro-temp to Pro-tem in the January 20, 2022 minutes. Commission member Ed Williar seconded and the motion passed unanimously.**

COMMISSION MEMBER ANNOUNCEMENTS

-There were no commission member announcements.

TOWN ATTORNEY – MANDI PORTER

-Town Attorney, Mandi Porter, told the Commission that Ordinance 318 was introduced at the January 24, 2022 council meeting. After discussion, **Commission member Bret Grossnickle motioned to approve Ordinance No. 318. Commission member Amy Kalin seconded and the motion passed unanimously and will be forwarded to the Town Council.** A copy of Ordinance No. 318 is attached to and made a part of these minutes.

TOWN PLANNING AND ZONING CONSULTANT – EDMUND CUEMAN

-Chairman Long recognized Mr. Cueman and asked if he had anything to report. Mr. Cueman indicated while he had no agenda item for the meeting, he wanted to mention that subsequent to Citizens Site Plan approval, proposed revisions (red line drawings) had been submitted for review involving relocation of entrance/ exit points along Green Valley Rd., and involving the landscape element. Further clarifications have been requested before any ministerial or needed Commission approval action can be taken. Mr. Cueman noted the Commissions requirement for an 8-foot fence (in lieu of the originally proposed 6-foot fence) along Green Valley Rd for shielding glare from the panels was the right call, now that the panels have been installed by the contractor. Mr. Cueman also noted Citizens plans on subdividing (conveying) the land along Sams Creek (not part of the solar project) which contains the farm building group including dwelling and tenant house to the tenant. A pre-submittal meeting with Citizens representatives and the Health Dept. is being scheduled involving matters of water and sewer.

CARROLL COUNTY PLANNING LIASON – ABIGAIL ROGERS

- Ms. Rogers report is attached to and made a part of these minutes.

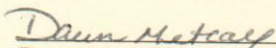
NEXT MEETING

The next Planning and Zoning meeting will be held on March 17, 2022 at 6:30 p.m.

ADJOURNMENT

Commission Member Ed Williar motioned to adjourn the meeting. Commission Member Amy Kalin seconded and the motion passed.

Respectfully Submitted


Dawn Metcalf