

THE TOWN OF UNION BRIDGE  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

October 17, 2024

A public hearing was held on October 17, 2024, at 6:30 p.m. in the Union Bridge Town with commission members Logan Grossnickle; Tom Marble; Commission Chairman, Thomas Long; Planning and Zoning Consultant, Edmund Cueman and Town Attorney, Mandi Porter present. Commission members Amy Kalin and Ed Williar were absent. The public hearing was held to receive verbal or written statements or comments for the Commissions hearing record on the proposed 2024 Town Plan Amendment, to the adopted 2008 Union Bridge & Environs Community Comprehensive Plan. The Public hearing was advertised in the Carroll County Times on October 3, 2024.

Commission Chairman Long presented the hearing order for comments and statements and noted the Hearing Record would remain open for one week following the close of the hearing.

Planning and Zoning Consultant, Edmund Cueman gave a brief synopsis on the plan amendment. The Commission has under consideration, certain revisions and updates of the plan, given changed circumstances and the passage of time.

Specifically:

- 1) Inward adjustments to the Town's "Growth Area Boundary" thereby altering current "municipal growth areas" located beyond Town corporate limits and related planned water and sewer service area adjustments which need to be consistent.
- 2) George Street Extended, currently a planned major street, slated to be deleted from the plan as a result of construction of the Locust Wetland Stormwater Management Facility and the adjacent future site for a new Wastewater Treatment Plant.
- 3) MD Rt. 77 extension slated to be deleted in State Highway Needs Inventory.
- 4) Alignment refinements for the planned Union Bridge Road (500'+- link) extension to junction at North Main Street at MD Rt. 75, which remains critically important as a planned major street connection.
- 5) The update revisions of all Plan Maps where applicable to reflect known changes or the revisions under consideration as part of the 2024 Town Plan review.
- 6) Inclusion of a "Housing Element" in the Plan, required by the State.
- 7) Inclusion of selected demographic and social data reported by the 2020 U.S. Census as part of the 2024 Plan update.

Rose Marie Staley's attorney Mr. Matt Hurff was recognized and stated that Ms. Staley is in favor of having the majority of her farm, located at 200 W. Locust Street, removed from the Town's growth area leaving approximately 14 acres in the Town's municipal growth area.

Mr. Will Fries, 4600 Green Valley Road, stated that he was attending to support Mr. Tokar and questioned if 406 Lightner Street, zoning would be changed from residential to business or industrial and if it is not being recommended to change, the Town may want to consider adding this change in the amendment.

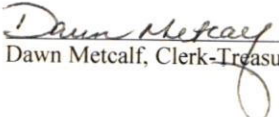
Mr. Tokar, who was present but did not speak, submitted a written statement for the record in support of the Amendment as it relates to his improved property at 52 N. Main Street.

Other persons present and attending the hearing did not offer any comments.

The sign in sheet is attached to and made a part of these minutes.

There being no further comments or questions, the Public Hearing was closed.

Respectfully Submitted

  
Dawn Metcalf, Clerk-Treasurer