

THE TOWN OF UNION BRIDGE
PLANNING AND ZONING
COMMISSION MEETING

SCANNED
3/23/21

March 18, 2021

The Planning and Zoning Commission held a GoToMeeting teleconference, on Thursday, March 18, 2021, at 6:30 p.m. Notice of the teleconferenced meeting was given by posting the agenda at the Town Hall, on the Town's website, and provision to the Carroll County Times. The meeting of the Planning and Zoning Commission was called to order by Commission Chairman, Tom Long. Commission members Bret Grossnickle; Amy Kalin; Martin Ward; Alternate Tom Marble; Town Attorneys, John Maguire and Mandi Porter; Town Planning Consultant Ned Cueman and Commission Chairman, Tom Long were present. Commission member Ed Williar joined the meeting via phone late in the meeting. Others in attendance were representatives of Citizens UB Solar, LLC, i.e. Brian Morrissey, Dane Bauer, Melissa Hall, and Mark Crissman; also from the County Bureau of Development Review, David Becraft The attendance sheet is attached to and made a part of these minutes.

Commission Chairman Tom Long asked if there were any additions or corrections to the minutes of the meeting for February 18, 2021. Hearing none, **Commission Chairman, Tom Long stated that the minutes will be adopted as distributed.**

COMMISSION MEMBER ANNOUNCEMENTS

-Commission members had no announcements.

CARROLL COUNTY PLANNING LIASON – KAITLYN HARVEY

-Ms. Harvey introduced herself.

-Provided an update on the County Comprehensive Re-Zoning project. These updates and more information can be obtained from the following website: www.carrollrezoning.org.

-Update for Spring Amendment to the Water/Sewer Plan. 2020 amendment to the 2019 Master Plan has been approved by MDE. The 2021 spring amendments to the 2019 Carroll Water/Sewer Master Plan are in process and will be submitted to MDE upon approval with is tentatively targeted for May 2021.

-They are beginning development of the Carroll County-wide Master Transportation Plan.

TOWN CONSULTANT – EDMUND CUEMAN

-Citizen UB Solar Project – Mr. Cueman stated that Citizens UB Solar Concept Site Plan is up for review and approval by the Planning and Zoning Commission. The Planning & Zoning Commission previously received a package containing (1) a three-page County concept site plan report, that was reviewed by the County Planning and Zoning Commission at a meeting on March 16, 2021 (attended by John Maguire and Mr. Cueman), (2) an email copy written by Mr. Cueman on March 11, 2021 pertaining to the 8.5-acre portion of land that is in corporate limits and (3) Mr. Cueman's site concept plan report to the Town Planning & Zoning Commission, dated March 16, 2021.

-Mr. Cueman referenced that he would like a copy of his report dated March 16, 2021, to the Union Bridge Planning and Zoning Commission attached to these minutes and included as part of the record.

-Mr. Cueman's recommendation is to 1. Approve the Concept Site Plan, which has been cleared for Commission review by TRC and is recommended subject to applicable provisions of Judge Ryan C. McLean's Order in Case 9483 and any and all previously identified State, County and Town Agency or other agency comments or conditions which are to be incorporated in or as part of the Final site Plan to be submitted to the Union Bridge Planning Commission for signature by the Chairman and 2. That the special Landscape Buffer Exhibit prepared and submitted be incorporated withing the final site plan set.

- **Commission member Bret Grossnickle motioned to approve the concept plan which will need to be signed by the Planning & Zoning Commissioner, Tom Long. Commission Member Amy Kalin seconded and the motion passed unanimously.**

ATTORNEY – MANDI PORTER

-Attorney Mandi Porter provided an update on the solar facility ordinance. A meeting was held on March 3rd however the amendment has not been finalized to date.

ATTORNEY – JOHN MAGUIRE

-Town attorney John Maguire stated that it would be helpful for Mr. Cueman to draft a letter to the Carroll County Planning Commission to acknowledge that the Town is comfortable with the plan subject to any various special conditions that would need to be incorporated in to any final plan.

-Mr. Cueman stated that a letter would be drafted for the Chairman's signature and made a part of these minutes.

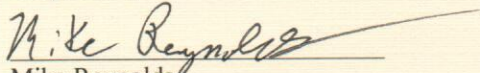
NEXT MEETING

The next Planning and Zoning meeting will be held on April 15, 2021 at 6:30 p.m.

ADJOURNMENT

Commission Member Marty Ward motioned to adjourn the meeting. Commission Member Amy Kalin seconded and the motion passed.

Respectfully Submitted


Mike Reynolds