

THE TOWN OF UNION BRIDGE  
PLANNING AND ZONING  
COMMISSION MEETING

September 17, 2020

The Planning and Zoning Commission held a GoToMeeting teleconference, on Thursday, September 17, 2020, 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; Alternate Tom Marble; Carroll County Planners, Hannah Weber and Cody Spaid; Town Attorneys, John Maguire and Mandi Porter; Edmund R. Cueman, Town Planning Consultant and Commission Chairman, Tom Long were present via teleconference. 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 June 18, 2020. Hearing none, **Commission Chairman, Tom Long stated that the minutes will be adopted as distributed.**

COMMISSION MEMBER ANNOUNCEMENTS

-Town Attorney John Maguire introduced Attorney Mandi Porter.

CARROLL COUNTY PLANNER – CODY SPAID – 2020 ANNUAL REPORT CERTIFICATION

-Mr. Cody Spaid requested certification from the Planning and Zoning Commission on County Annual Report. Sections of the report pertaining to Union Bridge was emailed to each commission member. Town of Union Bridge adopted zoning text amendment in Ordinance No. 315 which allows regulation of breweries, micro-breweries, wineries and microwineries and was the only substantive item relating to Union Bridge in the materials provided. Town Attorney Maguire stated that he reviewed the excerpts concerning Union Bridge sent by Mr. Spaid. Town Attorney Maguire stated that he has prepared the requisite letter to the Maryland Department of Planning to be sent after the Commission approves the certification of the Annual Report pertaining to Union Bridge. After Commission approval, Chairman Long is authorized to sign the letter of approval to be sent to Maryland Department of Planning with a copy to Cody Spaid at the Carroll County Department of Planning. **Commission member Amy Kalin motioned to approve the Union Bridge portion of the 2020 Carroll County Annual Report and to authorize Chairman Long to sign the letter of approval. Commission member Tom Marble seconded the motion and passed unanimously.**

TOWN CONSULTANT – EDMUND CUEMAN – CITIZEN'S UB SITE PLAN REVIEW STATUS TO DATE

-Mr. Cueman referenced his September 14, 2020 memo transmitted to the Commission previously as an update report on the above. Mr. Cueman's memo is attached to and made part of these minutes. Of immediate concern as indicated in the memo, was the need to understand the disposition of the Commission to a proposed reduction in the buffer set-backs, particularly along both sides of Green Valley Road from the minimum 100 feet to 73 feet. Mr. Cueman noted he had some reservations given the right-of-way for the road is only 40 feet in width, so the open corridor between the panels would drop from a width of 240 feet down to 186 feet. Following discussion, commission members wanted to first know why the applicant was proposing the reduction. Mr. Cuman indicated he would raise the question at the upcoming County Technical Review Committee (TRC) meeting on September 28, 2020 and report back to the Commission.

TOWN ATTORNEY- JOHN MAGUIRE – UPDATE ON LOCUST WETLAND PROJECT

-Mr. Maguire gave an update on the County plan to acquire two (2) acres of land for a stormwater management facility from the developer of the UB Solar Project. The project has now been released from hold and there is a concept plan for the project. The concept improves the water drainage in the area of Town where the facility will exist. The idea is that the Town will own the property and be responsible for the long term maintenance. The County will perform a technical review of the plan from a stormwater management standpoint and has agreed to give the Town a projected cost of maintenance. The County will purchase the 2 acres from UB Solar at an anticipated cost of \$4,500/acre (unofficial). The County has provided the Town with a survey of the area and most of the land is within Town limits.



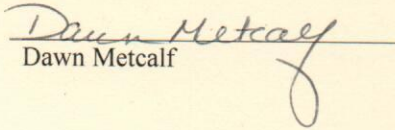
NEXT MEETING

The next Planning and Zoning meeting will be held on October 15, 2020 at 6:30 p.m.

ADJOURNMENT

**Commission member Amy Kalin motioned to adjourn the meeting. Commission member Bret Grossnickle seconded and the motion passed.**

Respectfully Submitted

  
Dawn Metcalf