

MARCH BUSINESS MEETING MINUTES

March 28, 2018

PLANNING COMMISSION OF ALLEGANY COUNTY

Chairman Steve MacGray called the March Business Meeting for the Allegany County Planning Commission to order at 5:00 p.m. in Room 100 of the County Office Complex. Linda Simpson proceeded with Roll Call. Present were, Chairman MacGray, Pete Davis, Jon Loff, Brian Miller, and Breann D'Atri. Mrs. Simpson requested that the record reflect five Board members were present and there was a quorum.

Chairman MacGray then directed the members attention to a review of the March 28, 2018 Business Meeting Agenda. Jon Loff moved to accept and approve the Agenda as presented. Pete Davis seconded the motion. The motion carried unanimously.

Chairman MacGray then directed the members to review and approve the January 24, 2018 Business Meeting Minutes. Jon Loff moved to accept and approve the January Minutes as presented. Pete Davis seconded the motion. The motion carried unanimously.

New Business

No new business

Unfinished Business

1. Possible Action on the 2016 Water and Sewer Plan, 2018 Amendments – Siera N. Wigfield, Planner, Department of Public Works.

Siera Wigfield stated she had presented the 2018 Amendments to the 2016 Water and Sewer Plan to the Planning Commission on January 24, 2018 and action could be taken at this meeting if the Planning Commission so desired. Since the meeting, Siera corresponded with Ellen Frketic, Division Chief and Water and Wastewater Engineer, Maryland Environmental Service, who requested an update on the Rocky Gap water system. A change was made to the Rocky Gap System and Service Area on page 4-12 in the Plan. A new facility is currently under construction and will be rated for a peak of 150,000 gpd when it is completed in mid-2018. The facility will consist of flow equalization, coarse and fine screens, a membrane bioreactor, and UV disinfection.

Also, Maryland Department of the Environment will not approve the requested changes that were presented on January 24th without the anti-degradation study paragraph in reference to Terrapin Run. If the property were to be sold in the future and a new developer would want to switch back to surface water discharge, it protects the stream and requires a study.

Robert Paye, Attorney, on behalf of Terrapin Run, LLC, stated that in 2005, Mr. Carnock made a major investment in Allegany County when he purchased a 935-acre development site on old US Route 40 near Green Ridge which was planned for urban development in the 2002 County Comprehensive Plan. In the 2014 County Comprehensive Plan, the Terrapin Run site was approved as a primary development site and in the recently approved

Comprehensive Update to the Allegany County Zoning District Map, effective February 1, 2018, the site was zoned General Urban with this development being a permitted use.

Bob Paye asked the Planning Commission to approve the Plan as presented.

Siera asked the Planning Commission to accept the 2018 amendments to the 2016 Water and Sewer Plan as presented and forward them onto the County Commissioners for their approval and adoption. John Loff moved to accept the 2018 amendments to the 2016 Water and Sewer Plan and forward them onto the County Commissioners for their approval. Breann D'Atri second the motion. The motion carried unanimously. A copy of the members of the Planning Commission's acceptance of the plan attached to and made a part of these minutes.

2. Presentation of the Second Draft of the 2017 Land Preservation, Parks and Recreation Plan – Siera N. Wigfield, Planner, Department of Public Works.

Siera presented the second draft of the 2017 Land Preservation Parks & Recreation Plan to the Planning Commission. This Plan is updated on a five-year basis. The draft Plan was first presented to the Planning Commission on May 24, 2017 for their review and comments. A draft Plan was sent to Department of Natural Resources and Maryland Department of Planning and their comments were sent to the county on June 7, 2017. Staff has since addressed most of their comments in the second draft.

The draft Plan will be posted on the Allegany County Website for a two-week comment period.

Adjournment

With no further business, Jon Loff moved to adjourn the meeting, seconded by Brian Miller. Meeting adjourned at 5:25 p.m.

The next Planning Commission meeting is scheduled for Wednesday, May 9, 2018 at 5 pm.



ALLEGANY COUNTY, MARYLAND Department of Community Services

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BOARD OF COMMISSIONERS

Jacob C. Shade *President*
Creade V. Brodie, Jr.
William R. Valentine

Brandon S. Butler *County Administrator*

March 28, 2018

2018 Amendment

2018 Amendment of the Allegany County Water & Sewer Plan

Allegany County Planning Commission

Evidence of consistency with Local Comprehensive Planning Agency:

We, the members of the Allegany County Planning Commission, hereby recommend that the Allegany County Commissioners adopt the proposed 2018 Amendment of the 2016 Allegany County Water & Sewer Plan "the Plan" following the required public/ comment review/ comment hearing process and subsequent to any necessary changes to the Plan.

The proposed changes of the Plan were presented on January 24, 2018 along with proposed changes from Terrapin Run LLC.

Based on County and MDE consultation we approve of the text for Terrapin Run in Chapter 3 (pages 3-16 & 3-17) & Chapter 4 (page 4-14)

The 2018 Amendments of the 2016 Water Sewer Plan have been approved on March 28, 2018.

Signed:

Members of the Allegany County Planning Commission

Printed Name

Signature

Breann D'Atri

Breann D'Atri

Brian Miller

Brian Miller

Steve MacGray

Steve MacGray

Jon N. Loft

Jon N. Loft

Richard P. Davis

Richard P. Davis