

Janice R. Kirkner, Chair
Michael Kane, Vice Chair
Peter Lester
Matthew Hoff
Steven Smith
Ralph Robertson
Richard J. Soisson, Alternate
Thomas S. Gordon, III, Ex-officio
Daphne Daly, Secretary



Planning & Zoning Commission
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

410-386-5145
MD Relay service 7-1-1/800-735-2258
plancomm@carrollcountymd.gov

REVISED
MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
January 21, 2025
9:00 AM
Reagan Room (003)

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.

TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must state their name, address, and talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

- 1. Call to Order/Welcome**
- 2. Establishment of Quorum**
- 3. Pledge of Allegiance**
- 4. Review and Approval of Agenda**
- 5. Review and Approval of Minutes (November 6th and November 19, 2024)**
- 6. Commission Member Reports**
 - A. Commission Chair
 - B. Ex-Officio Member
 - C. Other Commission Members
- 7. Administrative Report (Daphne Daly)**
 - A. Administrative Matters
 - B. Extensions
 - C. BZA Cases
 - D. Other
- 8. Preliminary Recommended CIP – Heidi Pepin, Ted Zaleski Contact- 410-386-2489 – tzaleski@carrollcountymd.gov (20 minutes)**

Public Comment for Item #8

~~**Special Report – SF 24-0073 – Elevated Botanics Cannabis Dispensary** – Description: utilization of existing building at 25 Liberty Road for cannabis dispensary; Owner: Tevis Real Estate, Inc., 82 John Street, Westminster, MD 21157; Developer: Elevated Botanics, 25 Liberty Road, Sykesville MD, 21784; Location: south side of Liberty Road at Klees Mill Road; Tax Map 68 Grid 19 Parcel 356; C.D. 4 – REQUEST FOR SITE PLAN APPROVAL IN ACCORDANCE WITH CHAPTER 158. (Laura Matyas) Contact – lmatyas@carrollcountymd.gov – 410-386-2135 (30 minutes)~~

Public Comment for Item #9

- 9. Concept Subdivision Plan - P-22-0102 – The Sanctuary** – Description: Subdivision of 2 existing properties to create 10 new lots; Owner/Developer: Kennell, Inc., 6200 Candle Court, Sykesville MD, 21784; South side of Hook Road, east of MD 97; Tax Map 52 Grid 8 Parcels 146 & 11; C.D. 7 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Kierstin Marple) Contact kmarple@carrollcountymd.gov – 410-386-2130 (30 minutes)

Public Comment for Item #9

- 10. Concurrency Management Report, FY24** – Discussion of Concurrency Management Report, FY 2024, and request to forward to Board of County Commissioners. (Laura Matyas/Amy Barcroft) Contact lmatyas@carrollcountymd.gov – 410-386-2135 (20 minutes)

Public Comment for Item #10

- 11. Text Amendment: Development Allowances** - As referred to the Planning Commission by the Board of County Commissioners, continued discussion of revisions to Chapter 155 – Development and Subdivision of Land, which limits a developer to recording 25 lots per residential subdivision per fiscal year and Chapter 156 – Concurrency Management, which limits the issuance of building permits to 25 per subdivision per fiscal year. (Laura Matyas/Chris Heyn) Contact – lmatyas@carrollcountymd.gov - 410-386-2135 (20 minutes)

Public Comment for Item #11

- 12. Master Plan – Updates and Work Groups Discussion:** Staff will provide updates on current outreach and engagement efforts, including open houses, and continue discussion on Planning Commission participation on Master Plan. (Economic Development, Housing, and Agriculture) (Daphne Daly) Contact – ddaly@carrollcountymd.gov - 410-386-5145 (45 minutes)

Public Comments for Item #12

- 13. General Public Comment**

- 14. Adjournment**

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Next Evening Meeting: Wednesday, February 5, 2025, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, February 18, 2025, at 9:00 AM – Reagan Room

ACCESSIBILITY NOTICE:

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.