

**Janice R. Kirkner, Chair**  
Michael Kane, Vice Chair  
Peter Lester  
Matthew Hoff  
Steven Smith  
Ralph Robertson  
Richard J. Soisson, Alternate  
Tom Gordon, III, Ex-officio  
Christopher Heyn, P.E., 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](mailto:plancomm@carrollcountymd.gov)

**MEETING AGENDA**  
**Planning & Zoning Commission of Carroll County, MD**  
**July 18, 2023**  
**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 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.***
- ***Disparaging comments or personal attacks will NOT be tolerated.***
- ***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 (June 20, 2023)**
- 6. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
- 7. Administrative Report (Christopher Heyn)**
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other

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**8. Concept Site Plan**

S-21-0019 – Westminster Solar- Owner: Westminster Solar LLC, 2003 Western Ave, Suite 225, Seattle, WA, 98121; Developer: OneEnergy Development, LLC, 2003 Western Ave, Suite 225, Seattle, WA, 98121; located on the east side of MD 97 (Littlestown Pike), north side of Old Bachmans Valley Road; Tax Map 39, Grid 7, Parcel 8; E.D. 7 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Kierstin) – 20 minutes

**Public Comment for Item #8**

**9. Final Site Plan**

S-22-0001 – Hummingbird Chateau – Owner/Developer: Mike & Leah Housley, 8248 Woods Road, Millersville, MD 21108; located at 1920 Bachman Valley Road, Manchester, MD 21102; Tax Map 23, Grid 1, Parcel 879; C.D. 1 – REQUEST FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155. (Amy) – 20 Minutes

**Public Comment for Item #9**

**10. Recess**

**11. Final Subdivision Plan**

FX-20-0006 – Shamrock Estates – Owner/Developer: Patapsco91, LLC, 2021-A Liberty Road, Sykesville, MD 21784; southeast side of Old Gamber Road (SHA maintained); Tax Map 59 Grid 21 Parcel 119; C.D.02 - REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 156 (David) – 15 minutes

**Public Comment for Item #11**

**12. Final Subdivision Plan**

FX-23-0001 – Crystal Springs, Section 2 – Owner / Developer: William & Geneva Brown, 2341 Cross Section Road, Westminster, MD 21158; located at 2341 Cross Section Road, Westminster, MD 21158; Tax Map 29 Grid 5 Parcel 338; C.D. 1 – REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 156 (David) – 15 minutes

**Public Comment for Item #12**

**13. Recess**

**14. Adult Use Cannabis – Introduction (Mary Lane and Hannah Weber)**

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15. **Farm Alcohol Producer – Food Production – Introduction** (Mary Lane and Hannah Weber)
16. **Restaurants in the Agricultural District – Introduction** (Mary Lane and Hannah Weber)
17. **Substance Abuse Definitions in Zoning Code - Introduction** (Mary Lane and Hannah Weber)
18. **Planned Commercial Centers - Introduction** (Mary Lane and Hannah Weber)
19. **Bulk Requirements in the Commercial District - Introduction** (Mary Lane and Hannah Weber)
20. **General Public Comment**
21. **Adjournment**

**Next Meeting: Wednesday, August 2, 2023, at 6:00 pm**

*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.*

07/25/16