

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

MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
April 15, 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 (March 5, 2025 & March 18, 2025)

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. Master Plan: Municipal Planning Presentation (Westminster) – Staff from the City of Westminster will share information on municipal plans and opportunities for Town / County collaboration. (Daphne Daly) Contact – ddaly@carrollcountymd.gov - 410-386-5145 (45 minutes)

Public Comments for Item #8

9. 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 (45 minutes)

Public Comment for Item #9

- 10. Special Report: SF-24-0055 – Bethel Road Cannabis Dispensary and Grower** – Description: utilization of existing building at 1907 Bethel Road for cannabis dispensary in conjunction with a growing facility; Owner: Rock Oak Partners, LLC, 1454 Warehime Road, Westminster, MD 21158; Developer: Wonderland, LLC, 3610 Hamilton Avenue, Baltimore, MD, 21214; Location: east side of Bethel Road at MD Route 140; Tax Map 53 Grid 7 Parcel 274; C.D. 2 – REQUEST FOR SITE PLAN APPROVAL IN ACCORDANCE WITH CHAPTER 158. (Laura Matyas) Contact lmatyas@carrollcountymd.gov – 410-386-2135 (45 minutes)

Public Comment for Item #10

- 11. Concept Site Plan: S-22-0004 – The Manor at River Run** – Description: Site plan for banquet facility/event tent; Owner/Developer: Orendorff Holdings LLC, 412 Old Bachmans Valley Rd, Westminster, 21157; 412 Old Bachmans Valley Rd; Tax Map 31 Grid 20 Parcel 318; C.D. 1 - CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Kierstin Marple) Contact kmarple@carrollcountymd.gov– 410-386-2130 (30 minutes)

Public Comment for Item #11

12. RECESS

- 13. Legislative Wrap Up** – Staff will provide an overview of planning related bills passed in the recent legislative session (Brenda Dinne) Contact bdinne@carrollcountymd.gov – 410-386-2140 (30 minutes)

Public Comment for Item #13

- 14. Master Plan: Summary on Open House Feedback** – Staff will provide an overview of the feedback received during the Open Houses in February and March. (Daphne Daly) Contact 410-386-5145 ddaly@carrollcountymd.gov - (45 minutes)

Public Comment for Item #14

15. General Public Comments

16. Adjournment

Next Evening Meeting: Wednesday, May 7, 2025, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, May 20, 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.