

**Jeffrey A. Wothers, Chair**  
Janice R. Kirkner, Vice Chair  
Peter Lester  
Matthew Hoff  
Michael Kane  
Steven Smith  
Luke Klocek, Alternate  
Tom Gordon, III, Ex-officio  
Lynda D. Eisenberg, AICP, Secretary



**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
410-386-5145  
1-888-302-8978  
fax 410-386-2836  
MD Relay service 7-1-1/800-735-2258

**MEETING AGENDA**  
**Planning & Zoning Commission of Carroll County, MD**  
**March 21, 2023**  
**9:00 am**  
**Reagan Room (003)**

*The Planning Commission requests that all those in attendance who wish to address the Planning & Zoning Commission first register on the Sign-in sheet. Further, we insist that all speakers be recognized by the presiding officer before they address the Planning Commission. Microphones are provided for those wishing to bring business before the body. Time limits may be established in instances where multiple speakers wish to be heard. Adherence to these rules will facilitate timely meetings, ensure orderly processes, promote opportunities for public discourse and allow more citizens to present their views.*

- 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** (February 21<sup>st</sup> and March 1, 2023)
- 6. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
- 7. Administrative Report** (Lynda Eisenberg)
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other
- 8. Westminster Annexation No. 75 – Stone Chapel, LLC** (Hannah Weber – 20 minutes)  
**Public Comment on Item #8**
- 9. Concept 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 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (Amy) – 20 Minutes  
**Public Comment on Item #9**

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**10. Concept / Preliminary Subdivision Plan**

P-20-0050 – 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 – CONCEPT PLAN REVIEW AND REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 156 (David) – 15 minutes

**Public Comment on Item #10**

**11. Recess**

**12. Final Subdivision Plan**

FX-20-0001 – Mineral Hill Property – Owner / Developer: Mineral Hill Property, LLC, 11175 Stratfield Court, Marriottsville, MD 21104; located at 5734 Mineral Hill Road, south side of Oklahoma Road at Mineral Hill Road; Tax Map 74 Grid 3 Parcel 7; C.D.5 – REQUEST FOR APPROVAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 155. REQUEST FOR DENIAL OF FINAL PLAN IN ACCORDANCE WITH CHAPTER 156. (Laura) – 25 minutes

**Public Comment on Item #12**

**13. Special Report**

S-14-0030 – Westminster Veterans Memorial Park – Owner: County Commissioners of Carroll County, 225 N. Center Street, Westminster, MD 21157; Developer: Department of Recreation and Parks, 300 South Center Street, Westminster, MD 21157; located on the east side of Crest Lane, north of Hook Road; Tax Map 52 Grid 2 Parcel 480; C.D.3 – REQUEST FOR MODIFICATION TO THE APPROVED LANDSCAPING ON THE SITE PLAN. (Laura) - 10 minutes

**Public Comment on Item #13**

**14. Special Report**

Kaylor/Wolfe Property – Owner/Developer: John and Lorna Kaylor, 11462 Haughs Church Road, Keymar, MD 21757; Owner/Developer: Jane Wolfe, 1150 Fannie Dorsey Road, Sykesville, MD 21784; located at between Fannie Dorsey Road and Streaker Road, east of Woodbine Road; Tax Map 72, Grid 9, Parcel 612; C.D. 4 – DETERMINATION REGARDING THE TRANSFER OF RESIDENTIAL LOT YIELD FROM ADJOINING PROPERTIES. (David) – 20 minutes

**Public Comment on Item #14**

**15. Recess**

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**16. Special Report**

Kunes Property – Owner/Developer: Evan Kunes, 5800 Woodbine Rd., Woodbine, MD 21797; located at 5800 Woodbine Rd., Woodbine, MD 21797; Tax Map 67, Grid 19, Parcel 251; C.D. 4 – DETERMINATION REGARDING THE TRANSFER OF RESIDENTIAL LOT YIELD FROM ADJOINING PROPERTIES. (Amy) – 20 minutes

**Public Comment on Item #15**

**17. Transportation Master Plan – Planned Roadways in Westminster and Mt. Airy (Mary Lane and Clare Stewart – 60 minutes)**

**18. General Public Comment**

**19. Adjournment**

**Next Meeting: Wednesday, March 29, 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*