

**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](mailto:plancomm@carrollcountymd.gov)

**MEETING AGENDA**  
**Planning & Zoning Commission of Carroll County, MD**  
**May 20, 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 (April 2, 2025 & April 15, 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. Special Report: S-23-0017 – Piney Ridge Parkway Age Restricted Villas – Owner/ Developer: JPB Johnsville LLC, 7556 Teague Road, Suite 310, Hanover, MD 21076; located at 950 Johnsville Road, Sykesville, MD 21784; Tax Map 73 Grid 10 Parcel 848; C.D.5 – DETERMINATIONS OF DENSITY, EXTERIOR DESIGN, AND SITE LAYOUT FOR RETIREMENT VILLAGE. (Kierstin Marple)**  
Contact [kmarple@carrollcountymd.gov](mailto:kmarple@carrollcountymd.gov) – 410-386-2130 (30 minutes)

**Public Comment for Item #8**

9. **Special Report: M-15-0073 – Van Aller 2** - Owner/Developer: Kelly & Danielle Cumberland, 7631 Old Washington Road, Woodbine, MD 21797; located at 7631 Old Washington Road, Woodbine, MD 21797; Tax Map 77, Grid 11, Parcel 336; C.D. 4 - REQUEST FOR APPROVAL OF USE-IN-COMMON DRIVEWAY WIDTH REDUCTION IN ACCORDANCE WITH CHAPTER 155.025(L). (David Becraft) Contact [dbecraft@carrollcountymd.gov](mailto:dbecraft@carrollcountymd.gov) – 410-386-2134 (20 minutes)

**Public Comment for Item #9**

10. **Taneytown Annexation No. 49** – Harney Road (Javier Toro) Contact 410-386-2246 or [htoro@carrollcountymd.gov](mailto:htoro@carrollcountymd.gov) – (20 minutes)

**Public Comment for Item # 10**

11. **Education Facilities Master Plan (Introduce)** – Staff from the Board of Education will present the Draft EFMP to the Commission. (William Caine) Contact 410-7581-3000 or [wecaine@carrollk12.org](mailto:wecaine@carrollk12.org) (20 minutes)

**Public Comment for Item #11**

12. **Master Plan: Assessment Phase Wrap Up** – Staff will share a summary of the first phase of the Master Plan update process. (Daphne Daly) Contact 410-386-5145 or [ddaly@carrollcountymd.gov](mailto:ddaly@carrollcountymd.gov) (30 minutes)
13. **Master Plan: Presentation on Moderately Priced Dwelling Units (MPDU) Programs** – Staff will provide an overview of MPDU programs and opportunities and challenges they may hold for Carroll County. (Mary Lane) Contact 410-386-2507 or [mlane@carrollcountymd.gov](mailto:mlane@carrollcountymd.gov) (45 minutes)

**14. General Public Comments**

**15. Adjournment**

**Next Evening Meeting: Wednesday, June 4, 2025, at 6:00 PM - Reagan Room**

**Next Day Meeting: Tuesday, June 17, 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.*