

Board of County Commissioners

Joseph A. Vigliotti, President
Michael R. Guerin, Vice President
Thomas S. Gordon III
Kenneth A. Kiler
Susan W. Krebs



Planning & Zoning Commission

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

MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
April 21, 2026
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 4, 2026 & March 17, 2026)**
- 6. Commission Member Reports**
 - A. Commission Chair
 - B. Ex-Officio Member
 - C. Other Commission Members
- 7. Administrative Report**
 - A. Administrative Matters
 - B. Extensions
 - C. BZA Cases
 - D. Other

8. **Concept Site Plan: Great Valley Propane – S-23-0015** – Description: Propane Distribution Site; Owner: Route 309 LLC 195 Lancaster Ave., Malvern, PA 19355 Developer: Great Valley Propane 195 Lancaster Ave., Malvern, PA 19355; Located at the terminus of McGregor Road near MD Rt. 31; Tax Map 45, Grid 15, Parcel 539; C.D. 1 - CONCEPT PLAN REVIEW, FOR REVIEW AND DIRECTION. Contact: Amy Barcroft at abarcroft@carrollcountymd.gov or 410-386-2335 (20 minutes).

Public Comment for Item #8

9. **Concept/Preliminary Subdivision Plan: Eldersburg Corporate Park Subdivision – P-24-0029** - Description: creating three new lots; Owner: Long Meadow Park LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21224; Developer: St John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21224; Located at the end of Progress Way, off MD Route 32; Tax Map 73, Grid 6, Parcel 246; C.D. 5 - CONCEPT PLAN REVIEW AND REQUEST FOR APPROVAL OF PRELIMINARY PLAN IN ACCORDANCE WITH CHAPTER 155. Contact: David Becraft at dbecraft@carrollcountymd.gov or 410-386-2134 (20 minutes)

Public Comment for Item #9

10. **Water Resources Element (Decision)** – Staff will review comments received and seek approval of the Water Resources Element. Contact: Brenda Dinne at 410-386-2140 or bdinne@carrollcountymd.gov (30 minutes)

Public Comment for Item #10

11. **Legislative Update** - Staff will provide an overview of planning-related bills passed in the recent legislative session. Contact: Brenda Dinne at bdinne@carrollcountymd.gov or 410-386-2140. (30 minutes)

Public Comment for Item #11

12. **Text Amendment: Accessory Dwelling Units (ADU) (Introduction)** – Staff will describe text amendments necessitated by HB 1466 related to ADUs and discuss direction with the Planning and Zoning Commission. Contact: Tiffany Fossett at tfossett@carrollcountymd.gov or 410-386-2137 (30 minutes)

Public Comment for Item #12

13. **General Public Comments**

14. **Adjournment**

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BREAK

Master Plan Work Session

Preliminary Recommendations Discussion – Staff will lead a discussion on the development of preliminary recommendations based on Work Group reports, existing plans, and community input.
(20 minutes)

Next Evening Meeting: Wednesday, May 6, 2026, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, May 19, 2026, 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.