



**CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
AGENDA**

**Thursday, March 14, 2019, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157**

- I. Call to Order**
- II. Approval of Minutes**
January 10, 2019
- III. Old Business**
- IV. New Business**

Item A – PUBLIC HEARING - LMA 19-01 Petition for Compatible Neighborhood Overlay Zone

Title: An application by Kelly J. Shaffer, Esq., on behalf of Westminster Way Associates, LLC, for a proposed rezoning to apply the Compatible Neighborhood Overlay Zone to property located at Tax Map 101, Parcels 1958, 1957, 1955, 1953, and 1952. These parcels are located at the westernmost end of West Main Street between West Main Street and MD Route 140. Three of the parcels have physical addresses at 322, 314, and 312 West Main Street. The property owner is Western Maryland College, Inc. The property is 2.08 ± acres in area and is zoned R-10,000 Residential Zone.

Request: To make recommendations to the Mayor and Common Council

Item B – Proposed Signage for Caples Car Care at 97 South Cranberry Road – Mr. Gray

Property Owner: Tennant Family Partnership
Designer: Joe Trabert,
Triangle Sign Services
Request: To approve one building and one freestanding sign for
Caples Car Care

Item C – Proposed Ord. No. 907 to Delete Rooming Houses as a Use – Mr. Mackey

Title: An Ordinance amending Chapter 164, “Zoning”, of the Westminster City Code, Article I, “General Provisions”, § 164-3, “Definitions and word usage”, to amend the definition of “Boarding (Lodging) or Rooming Houses” and the definition of “Dwelling”; amending Chapter 164, Article VI, R-10,000 Residential Zone”, Section 164-30, “Special Exceptions”, Article VIII, “B Business Zone”, Section 164-41, “Uses Permitted,” Article VIII B, “D-B Downtown Business Zone”, Section 164-45.8, “Uses Permitted’, Article IX, “C-B Central Business Zone”, Section 164-47, “Uses Permitted”, and Article XV, “Planned Regional Shopping Center Zone”, Section 164-101, ‘Special Exceptions”, to delete rooming houses as a use permitted by right or by special exception in the respective zones; and amending Chapter 164, Article XVIII “Regulations Application In All Districts” to add Section 164-132.1, “Boarding (Lodging) and Rooming Houses”, to prohibit boarding and rooming houses in all zones from and after January 1, 2026.

Request: To make recommendations to the Mayor and Common Council

Item D – Approval of Proposed Chapters Three and Four of the 2019 Carroll County Bicycle and Pedestrian Master Plan – Mr. Gray

Request: To certify that proposed chapters three and four of the 2019 County Bike/Ped Plan are consistent with the 2009 City Comprehensive Plan

Item E – Proposed Annual Report Materials for Submittal to Carroll County – Mr Gray

Request: To approve the 2018 City Planning Annual Report information

Item F – Carroll County Liaison Report – Ms. Moser

V. Planning Commission and Public Comments

Informal discussion of signage permit process (if time allows) – Mr. Gray

VI. Adjournment

Request for decorum and order

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission.

Members of the public attending meetings of the Planning and Zoning Commission are asked to maintain propriety, decorum, and good conduct. Any person making personal, impertinent, or slanderous remarks, or who may become boisterous while addressing the Commission, or who may become boisterous in the room while attending the Commission meeting, will be asked to leave the room by direction of the presiding officer. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.