



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

**Thursday, April 11, 2019, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157**

I. Call to Order

II. Approval of Minutes

March 14, 2019

III. Old Business

IV. New Business

Item A – FY20 Capital Budget presentation per §20-4 D. of the City Code – Ms. Palmer

Request: To make recommendations to the Mayor and Common Council

Item B – LMA 19-02: PUBLIC HEARING on Proposed Rezoning at 7 Schoolhouse Avenue

Title: An application by John Lemmerman, Prof. LS., on behalf of Family and Children’s Services (FCS), for a proposed rezoning to apply the Compatible Neighborhood Overlay Zone to property located at 7 Schoolhouse Avenue, as shown on Tax Map 102, Parcel 1588, and owned by the Mayor and Common Council of Westminster. The property is roughly 1.16 ± acres in area and is zoned R-7,500 Residential Zone.

Request: To make recommendations to the Mayor and Common Council

Item C – SHA and City Roadway Plans for Westminster Station (SHA# 14APCL001XX) – Mr. Gray

Applicant: Westminster Center Associates Partnership

Owners: Maryland State Highway Administration
Mayor and Common Council of Westminster

Designer: Jim Mathias, President, LS
Development Design Consultants, Inc.
Planners, Surveyors, Engineers, Landscape Architects

Request: To approve roadway plans related to Westminster Station

Item D – Proposed Signage for Jiffy Mart at 100 Magna Way – Mr. Gray

Owner: SMO Incorporated

Applicant: Ron Thomas of W.J. Strickler Signs

Request: To approve one freestanding sign for Jiffy Mart at 100 Magna Way

Item E – Ordinance No. 910 to add Places of Worship to the NC Zone – Mr. Mackey

Title: Ordinance No. 910, amending Chapter 164, “Zoning”, of the Code of the City of Westminster Article XIA, “N-C Neighborhood Commercial Zone”, Section 164-64.2, “Uses Permitted”, to add places of worship as permitted uses and to amend the Chapter generally to substitute the phrase “Places of Worship” for terms specifically related to any individual religion

Request: To make recommendations to the Mayor and Common Council

Item F – Carroll County Liaison Report – Ms. Moser

Item G – Report/Recommendation for LMA 19-01 (PUBLIC HEARING on March 14, 2019)

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 H – Report/Recommendation for Ordinance No. 907 (item heard on March 14, 2019)

Title: Ordinance No. 907, 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 VIIIB, “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

V. Planning Commission and Public Comments

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.