



## **PLANNING AND ZONING COMMISSION MEETING SUMMARY**

**Wednesday, June 9, 2022, at 7 PM**

City Hall, 1838 Emerald Hill Lane

Westminster, Maryland 21157

Broadcast live on City YouTube Channel

A meeting of the Westminster Planning and Zoning Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, and broadcast live on the City YouTube Channel, on June 9, 2022, at 7 PM.

Vice-Chair Kevin Beaver, Commissioner Tyler Codd, Commissioner Lyndi McNulty, and Councilmember Dan Hoff were present. City Director of Community Planning and Development Mark Depo and Attorney Elissa Levan were also present. Chair Ross Albers was absent.

The following members of the public were present: Clark Shaffer, Brian Eberly, Tom Obrecht, Martin Hackett, and Price Wagoner.

Vice-Chair Beaver opened the meeting at 7:38 PM.

Vice-Chair Beaver requested a motion to approve the meeting summary from May 18, 2022. Councilmember Hoff, seconded by Commissioner McNulty, voted to approve the summary. The motion passed 4-0.

Vice-Chair Beaver opened New Business Item A – 20% Upward Adjustment, Stonegate Residential Development for CY 2022. Mr. Depo provided background information on the item, adding that the Commission approved the same request for calendar years 2019, 2020, and 2021.

Mr. Shaffer spoke in favor of the development.

Councilmember Hoff, seconded by Commissioner McNulty, moved to approve the 20% Upward Adjustment, Stonegate Residential Development for CY 2022. The motion passed 4-0.

Vice-Chair Beaver opened New Business Item B – Annexation No. 73, 404 Malcolm Drive. Ms. Gerhard presented the information for the public hearing, stating that the City advertised for

public comment. Vice-Chair Beaver opened the public hearing at 7:06 PM.

Mr. Shaffer was present on behalf of the applicant and provided additional information regarding the application process.

No members of the public were present for comment.

Vice-Chair Beaver closed the public hearing at 7:10 PM.

Commissioner McNulty, seconded by Commissioner Codd, moved to forward to the Mayor and Common Council a favorable recommendation to approve Annexation No. 73, 404 Malcolm Drive. The motion passed 4-0.

Vice-Chair Beaver opened New Business Item C – Annexation No. 74, 207 and 209 Greenwood Avenue. Ms. Gerhard presented the information for the public hearing, stating that the City advertised for public comment. Vice-Chair Beaver opened the public hearing at 7:12 PM.

Vice-Chair Beaver closed the public hearing at 7:14 PM.

Councilmember Hoff, seconded by Commissioner McNulty, moved to forward to the Mayor and Common Council a favorable recommendation to approve Annexation No. 74, 207 and 209 Greenwood Avenue. The motion passed 4-0.

Vice-Chair Beaver opened New Business Item D – Ordinance No. 942, amending Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, to amend Article XII, “P-I Planned Industrial Zone”, Section 164-75, “Procedures”, Subsection D.(5)(a), to add “Microbreweries and Pub Breweries licensed under Article 2B of the Annotated Code of Maryland” and to amend Article XX, “Special provisions”, to add Section 164-155.6, “Microbreweries and Pub Breweries”, to provide new standards for the grant of microbreweries and pub breweries in certain zones. Mr. Depo provided background information on the item, including recommendation that the City of Westminster Planning and Zoning Commission forward a recommendation to approve Ordinance No. 942 to the Mayor and Common Council.

No members of the public were present for comment.

Vice-Chair Beaver closed the public hearing at 7:20 PM.

Commissioner Codd, seconded by Commissioner McNulty, moved to forward to the Mayor and Common Council a favorable recommendation to approve Ordinance No. 942. The motion passed 4-0.

Vice-Chair Beaver opened Item D – Carroll County Liaison Report. Mr. Wagoner was present on behalf of the County Planning Department. He stated that the Comprehensive Rezoning has been completed and is being moved forward with the Planning Commission to the Carroll County

Commissioners.

Mr. Depo stated that the City plans to move the Commission meetings from the second to the third Thursday of each month.

Commissioner McNulty motioned, seconded by Commissioner Codd, to adjourn the meeting. Vice-Chair Beaver adjourned the meeting at 7:37 PM.