



**CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
MEETING SUMMARY**

Thursday, May 15, 2025, at 6:00 p.m.

In-Person Meeting and broadcasted live on the City YouTube Channel

I. Call to Order

A meeting of the City of Westminster Planning and Zoning Commission was held, and broadcast live on the City YouTube Channel, on Thursday, May 15, 2025, at 6:00 p.m.

Chair Tom Beyard, Vice Chair Lyndi McNulty, Commissioner Kevin Beaver; Commissioner Jay Voight, and Councilmember Dan Hoff, Ex Officio were present. Director of Community Planning and Development Mark Depo, Senior Planner Andrea Gerhard, and Attorney Board were also present.

Guests: Tom Poss, President, Verdant Development Group
Martin Hacket, CLSI
Kelly Miller, Shaffer, Miller, & Hurff, LLP

Chair Beyard opened the meeting at 6:00 p.m.

II. Old Business

Item A: Work Session on Zonal Map Amendment ZMA 24-01

Director of Community Planning and Development Depo provided the staff report on the Work Session for Zonal Map Amendment ZMA 24-01. The request from the applicant is a Zonal Map Amendment which reclassifies certain real property from the R-7,500 Residential Zone to the Planned Development 9 Zone. The subject properties are identified by the State Department of Assessments and Taxation (SDAT) as #07-020430, #07-114443, #07-033338, #07-011490, #07-011482, #07-032471, #07-032455, and #07-044429 and located off and east of Pennsylvania Avenue and north of Sullivan Avenue. The applicant is proposing to construct 20 two-over-two dwellings for a total of 40 dwelling units. Director Depo noted that the Planning Commission requested additional modifications to previously presented architectural elevation to the project and have the Commission provide additional directions to the applicant. The Commission discussed at length and were not in favor of the applicants revised proposed design being presented. Tom Poss, President, with the Verdant Development Group addressed the Commission to explain the design and the reasons behind them for what was being proposed. Director of Community Planning and Development Depo responded to questions posed by the Commission on the item. The Commission requested that the applicant upon the completion of the discussion be able to propose a revised design to present at a future meeting.

Item B: Work Session on Wakefield Valley Development Plan Amendment DP-24-01, Parcel W and Parcel X

Director of Community Planning and Development Depo provided the staff report on the Work Session on Wakefield Valley Development Plan Amendment DP 24-01, Parcel W and Parcel X, to add 35 new density rights to Parcel W to construct 35 single-family detached dwelling units and dedicate Parcel X to Carroll Lutheran Village for open space. The Commission discussed the project at length. Engineer Hackett with CLSI and Attorney Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing the applicant spoke and provided clarification to the Commission's questions and comments on the project. Director of Community Planning and Development Depo closed the discussion by noting additional items that will be added to the plan, such as sidewalks along Bell Road, and the submission of a traffic impact study.

III. Informational Item (Carroll County Liaison Report)

Carlisle Fillat with Carroll County Planning Department provide a briefing from the Carroll County Planning Department. There was no discussion.

IV. Planning Commission Comments

The Planning and Zoning Commissioners requested an update on the Water Reuse Project.

V. Adjournment

Chair Beyard without object adjourned the City of Westminster Planning and Zoning Meeting of May 15, 2025.

The meeting adjourned at 7:26 p.m.

Mr. Tom Beyard, Chair
City of Westminster Planning and Zoning Commission

Official Recordings of the City of Westminster Planning and Zoning Commission are available for viewing in their entirety on the City's YouTube channel.

Adopted by the City of Westminster Planning and Zoning Commission on _____.