



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

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

I. Call to Order

II. Approval of Minutes

June 13, 2019

III. New Business

Item A – Stonegate – Construction Plans for Sections III-VI and Plat for Section III – Mr. Gray

Applicants: Martin W. Hackett, President
Martin H. Rickell Jr., Executive Vice President
CLSI - Carroll Land Services, Inc.
Engineers, Surveyors, Land Planning & Environmental
439 East Main Street; Westminster, Maryland 21157

Owners: Naganwest, LLC
15 West Aylesbury Road, Suite 700
Timonium, Maryland 21093

Designer: Brian E. Wagner, P.E.

Request: To approve, disapprove or recommend modifications regarding proposed constructions plans that address proposed roadways and various utilities for 140 houses and one proposed plat for 38 houses

IV. Old Business

Item A – County Liaison Report – Ms. Moser

- County Commissioners Letter re FY 2020-25 Consolidated Transportation Program
- Letter from County Planning re Amendments to the 2014 Carroll County Master Plan
- Letter from County Planning re community information forums and public hearing for Bicycle-Pedestrian Master Plan

Request: None – For Information Only

Item B – Proposed Ord. No. 875 relating to Solar and Wind Energy Facilities – Mr. Mackey

An ordinance amending Chapter 164, “Zoning”, of the Westminster City Code, Article I, “General Provisions”, Section 164-3, “Definitions and word usage”, to add definitions for certain solar and wind energy facilities; Amending Article III “C-Conservation Zone”, Section 164-13, “Special Exceptions”, Article VIII, “B-Business Zone”, Section 164- 42, “Special Exceptions”, Article X, “I-R Restricted Industrial Zone”, Section 164-54, “Special Exceptions”, and Article XII “P-I Planned Industrial Zone”, Section 164-66.1, “Special Exceptions”, to provide for the installation of certain solar energy and wind energy facilities as special exception uses; and amending Article XX, “Special Provisions”, to add Section 164-155.3, “Clean Energy Facilities”, to provide standards for the grant of a special exception by the Board of Zoning Appeals for certain solar energy and wind energy facilities in certain zones.

Request: To make recommendations to the Mayor and Common Council

Item C – Proposed Rules and Regulations for Planning and Zoning Commission – Mr. Mackey

Request: To adopt rules and regulations pursuant State law and City Code

V. Information Item

BZA Case No. 19-04

An application by Mr. Larry Gibbs, the property owner of record requesting approval for a determination that the current non-conforming use for the property is of the same or more appropriate use or more restrictive use than the previous use of the property, pursuant to § 164-136 B. of the City Code for property located at 7R West George Street, Westminster Maryland 21157.

VI. Planning Commission and Public Comments

VII. 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.