



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

Thursday, February 19, 2026, 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 Westminister Planning and Zoning Commission was held, and broadcast live on the City YouTube Channel, on Thursday, February 19, 2026, at 6:00 p.m.

Chair Tom Beyard, Vice Chair Lyndi McNulty, Commissioner Kevin Beaver; Commissioner Jay Voight, Alternate Commissioner Tiombe Paige, and Councilmember Dan Hoff, Ex Officio were present. Director of Community Planning and Development Mark Depo, Senior Planner Andrea Gerhard, Attorney Meredith McKinnion, and Doug Barber, City Clerk were also present.

Guests: Dan Haney representing Chick-fil-A

Kelly Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing Chick-fil-A

Tom Poss, President, Verdant Development Group

Hannah Weikel, Architect for The Willows project

Chair Beyard opened the meeting at 6:02 p.m.

II. Approval of Meeting Summary – December 17, 2025, and January 22, 2026

Chair Beyard requested a motion to approve the meeting summary of December 17, 2025, and January 22, 2026. Vice Chair McNulty moved to approve the meeting summary of December 17, 2025, and January 22, 2026. Commissioner Voight seconded the motion. The motion passed 5-0.

III. New Business

Item A: 2025 City of Westminister Planning Annual Reporting Information Certification 2025

Senior Planner Gerhard provided the staff report on the City of Westminister Planning Annual Reporting Information Certification 2025.

Motion: Councilmember Hoff, Ex Officio moved to authorize the Chair of the City of Westminister Planning and Zoning Commission to sign a letter to Carroll County approving the City of Westminister Planning Annual Reporting Information Certification 2025. Commissioner Voight seconded the motion. The motion passed 5-0.

Item B: Final Resubdivision Plat, Chick-fil-A

Director of Community Planning and Development Depo provided the staff report on Final Resubdivision Plat, Chick-fil-A, noting that the applicant is requesting to resubdivide two parcels (SDAT# 07-029233 and 07-029241) located in the southeast quadrant of the Baltimore Boulevard (MD Route 140/Old Baltimore Boulevard intersection) to create new Lot 1 and Lot 2, to develop new Lot 1 with a Chick-fil-A restaurant, pursuant to the conditionally approved Site Development Plan S-23-0001.

Dan Haney representing Chick-fil-A and Kelly Miller with Shaffer & Shaffer, Miller & Hurff, LLP representing Chick-fil-A spoke in support of the Final Resubdivision Plat for Chick-fil-A.

Motion: Councilmember Hoff, Ex Officio moved that the Planning and Zoning Commission conditionally approve the Final Resubdivision Plat, Chick-fil-A, pursuant to City of Westminster Zoning Ordinance Article XXIV, and based on the February 19, 2026, staff report and the following conditions of approval: address all outstanding City and County comments prior to submission of signature set mylars. Commissioner Voight seconded the motion. The motion passed 5-0.

Item C: Sign Permit 2014, Boot Barn

Senior Planner Gerhard provided the staff report on Sign Permit 2008, Boot Barn, noting that the applicant is requesting to construct two building mounted signs that are each greater than 64 square feet and up to but not exceeding 125 square feet in area as a tenant (Boot Barn) sign at 20 Englar Road, Westminster Shopping Center. Senior Planner Gerhard and Director of Community Planning and Development Depo responded to questions of clarifications given by the Commission on the item.

Motion: Councilmember Hoff, Ex Officio moved the City of Westminster Planning and Zoning Commission approve Sign Permit 2014 to allow two building mounted signs of 124.5 square feet each for Boot Barn located at 20 Englar Road, subject to both building mounted signs located along MD Route 140 being non-illuminated channel letter or halo/reverse illuminated channel letter which are individual letters raised from the building wall, with lights inside casting a glow (halo) against the building surface. Commissioner Beaver seconded the motion. There was no discussion. The motion passed 5-0.

Item D: Work Session on Zonal Map Amendment ZMA 24-01, The Willows Architectural Review

Director of Community Planning and Development Depo provided the staff report on Zonal Map Amendment ZMA 24-01, The Willows Architectural Review. Senior Planner Gerhard and Director of Community Planning and Development Depo responded to questions of clarifications given by the Commission on the item. The Planning and Zoning Commissioners discussed the revised architectural elevation options "A" and "B" provided by the applicant. Tom Poss, the President of the Verdant Development Group, and the developer for the project

and Ms. Hannah Weikel, the architect for the project, responded to questions posed by the Commissioners on the project. The Commission discussed the proposed options for the project at length.

Motion: Councilmember Hoff, Ex Officio moved the City of Westminster Planning and Zoning Commission approve [architectural elevation] option "A" with modifications as discussed. Commissioner Voight seconded the motion. The motion failed 2-3.

Motion: Commissioner Beaver moved that the City of Westminster Planning and Zoning Commission approve [architectural elevation] option "A" with modifications as discussed as well as [architectural elevation] option "B" as presented during the meeting along with the recommendation to send both forward for the City of Westminster Mayor and Common Council's consideration. Commissioner Voight seconded the motion. There was no discussion. The motion passed 5-0.

IV. Old Business

There was no old business to discuss.

Carroll County Liaison Report

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

V. Planning Commission Comments

Director of Community Planning and Development Depo explained in detail from the Planning and Zoning Commission's Rules of Procedure that an alternate only vote when there is not a full membership present of the commission. The alternate member is encouraged to attend all meetings.

VI. Adjournment

Motion: Chair Beyard requested a motion to adjourn the meeting. Commissioner Voight moved to adjourn the City of Westminster Planning and Zoning Meeting of February 19, 2026. Commissioner Beaver seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:18 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 March 19, 2026.