



PLANNING AND ZONING COMMISSION MEETING SUMMARY

Thursday, May 13, 2021, at 7 PM

Virtual Meeting via Zoom and broadcasted live on the City Facebook Page
Westminster, Maryland 21157

A meeting of the Westminster Planning and Zoning Commission was held virtually via Zoom and broadcasted live on the City Facebook Page, on May 13, 2021, at 7 PM.

Chair Ross Albers, Vice-Chair Lyndi McNulty, Commissioner Kevin Beaver, Commissioner Tyler Codd, and Commissioner Tiombe Paige were present. City staff members Mark Depo, Andrea Gerhard, Andrew Gray, and Samantha Schlitzer were also present. County Planning Technician Hannah Weber was also in attendance.

The following members of the public were present: Marty Hackett, Brian Wagner, Robert Piacesi, and Mary Lane.

Chair Albers opened the meeting at 7:00 PM.

Chair Albers requested a motion to approve the meeting summary from April 29, 2021. Vice-Chair McNulty motioned to approve the meeting summary. Chair Albers seconded. The motion passed 5-0.

Chair Albers opened New Business Item A – Proposed Ordinance No. 934, amending Chapter 164, “Zoning and Subdivision of Land”, of the Westminster City Code, Article I, “General Provisions”; Article VIII, “B-Business Zone”; Article X, “I-R Restricted Industrial Zone”; Article XI, “I-G General Industrial Zone”; Article XII, “P-I Planned Industrial Zone”; and Article XX, “Special Provisions”, to allow a new solar energy facility use as a permitted use or special exception use. Mr. Depo provided a staff recommendation that the Planning and Zoning Commission forward a recommendation to approve proposed Ordinance No. 926, as provided in Attachment 4 of this report, to the Mayor and Common Council. Furthermore, DCPD staff recommends that the Planning and Zoning Commission consider allowing the new Solar Facility, Roof Mounted use as a permitted use in the B-Business Zone; I-R Restricted Industrial Zone; I-G General Industrial Zone; and P-I Planned Industrial Zone, subject to the requirements of Section 164-155.3

Chair Albers moved to forward a positive recommendation for approval of proposed Ordinance No. 934 to the Mayor and Common Council. Commissioner Beaver seconded; the motion passed 5-0.

Chair Albers opened New Business Item B – Proposed Signage for Weis Markets, Case No. 1815 with SDAT No. 07-052383. Mr. Gray stated that the applicant was requesting approval for one wall sign and provided a staff recommendation that the Commission consider approval of one proposed wall mounted sign with the following conditions: 1. That the sign is compatible in materials, colors and shapes as the three adjacent signs located on the front of the building; 2. Weis Markets and Bank of America receive proper sign permits for their existing, unapproved signage.

Chair Albers requested that the arrow be removed from the proposed sign and any other requested signs must be approved prior to installation.

Chair Albers made a motion to approve the proposed signage with the conditions as discussed. Vice-Chair McNulty seconded; the motion passed 5-0.

Chair Albers opened New Business Item C – 1300 Tech Court Amended Site Plan. Ms. Gerhard summarized the proposed site plan, stating that staff requests that the Commission consider conditional approval of the proposed site development plan with the following condition: Address all outstanding City comments prior to submission of signature set mylars. This includes obtaining a Landscape Modification from the Zoning Administrator on relief from required plantings.

Brian Wagner was present on behalf of the applicant and stated that the landscaping will conceal much of the building from view of the road.

Vice-Chair McNulty stated that the building design was contemporary, and the asymmetrical look was balanced.

Commissioner Beaver agreed, adding that the existing design was dated and the new look would present an updated appearance.

Chair Albers motioned for conditional approval of the proposed amended site plan for 1300 Tech Court, stating that the masonry look was not required and that the cost savings could be put toward further building appearance improvements.

Mr. Piacesi, present on behalf of the applicant, was amicable to the Commission's request.

Commissioner Paige seconded the motion; the motion passed 5-0.

Chair Albers opened New Business Item D – Stonegate – Proposed Plat for Stonegate, Section V. Mr. Gray provided a summary of the item, stating that the Applicant is requesting approval of a proposed plat for 40 new residential lots located south of Old Westminster Pike in the new Stonegate community. staff had no issues with it and recommended that the Commission consider approval of the proposed Final Plat F-18-0079 for Stonegate Section V.

Chair Albers motioned for conditional approval of the proposed plat for Stonegate, Section V as outlined in the staff memo. Vice-Chair McNulty seconded the motion; the motion passed 5-0.

Chair Albers opened New Business Item E – 2020 Carroll County Planning Annual Report Approval. Mr. Gray stated that every year, the Department of Community Planning and Development forwards the State-required reporting information to the Carroll County Department of Planning for inclusion in the

Carroll County Planning Annual Report. Staff requested that the Planning and Zoning Commission review and approve the 2020 Carroll County Planning Annual Reporting information pertaining to the City of Westminster, as presented by County Planning Staff, and authorize the Chair of the Planning and Zoning Commission to sign the attached letter of certification that will be placed in the 2020 Carroll County Planning Annual Report signifying Commission approval.

Mary Lane, Planning Manager, Carroll County Department of Planning, summarized major points of the report, as presented in the Commission Packet.

Chair Albers motioned that the Planning and Zoning Commission approve the 2020 Carroll County Planning Annual Report as presented. Vice-Chair McNulty seconded; the motion passed 5-0.

Chair Albers opened New Business Item F – Carroll County Liaison Report. Ms. Weber reported that the Transportation Master Plan was in progress and a countywide survey has been mailed to citizens.

Chair Albers opened New Business Item G – Planning and Zoning Commission Elections. Mr Gray asked the Planning and Zoning Commission to elect from its members a Chair and Vice-Chair to serve a term of one year.

Vice-Chair McNulty nominated Ross Albers as Chair and Kevin Beaver as Vice-Chair. Commissioner Paige seconded; the motion passed 5-0.

Chair Albers opened Planning Commission and Public Comments.

Mr. Gray noted that, when reopened to the public, the Commission meetings would resume at 45 West Main Street.

Chair Albers thanked staff for their hard work on the Agenda items, complimenting the presentations and information provided for the Commission to make its decisions.

Chair Albers moved to adjourn the meeting. Vice-Chair Beaver seconded. The Commission adjourned at 7:47 PM.