

Board of County Commissioners

Joseph A. Vigliotti, President
Michael R. Guerin, Vice President
Thomas S. Gordon III
Kenneth A. Kiler
Susan W. Krebs



Planning & Zoning Commission

Michael Kane, Chair
Ralph Robertson, Vice Chair
Janice R. Kirkner
Matthew Hoff
Steven Smith
Peter Lester
Richard Soisson, Alternate
Thomas S. Gordon III, Ex-officio
Daphne Daly, AICP, Secretary

MEETING AGENDA
Planning & Zoning Commission of Carroll County, MD
June 16, 2026
9:00 AM
Reagan Room (003)

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE.

TO HAVE AN ORDERLY MEETING PLEASE ADHERE TO THE FOLLOWING RULES:

- ***SPEAKERS MUST SIGN IN to make public comment.***
- ***Speakers must state their name, address, and talk into microphone to facilitate audio and video recording.***
- ***Comments will be strictly limited to 3 minutes per speaker.***
- ***Citizen testimony is NOT a question-and-answer session.***
- ***Questions may be directed to staff after the meeting.***
- ***If any individual fails to comply with these rules, the Planning and Zoning Commission Chair may call the person out of order and may require him/her to leave the meeting.***

- 1. Call to Order/Welcome**
- 2. Establishment of Quorum**
- 3. Pledge of Allegiance**
- 4. Review and Approval of Agenda**
- 5. Review and Approval of Minutes (May 6, 2026 & May 19, 2026)**
- 6. Commission Member Reports**
 - A. Commission Chair**
 - B. Ex-Officio Member**
 - C. Other Commission Members**
- 7. Administrative Report**
 - A. Administrative Matters**
 - B. Extensions**
 - C. BZA Cases**
 - D. Other**

8. **Final Site Plan: EOTC Bachman Valley – S-20-0030** – Religious establishment and parking area; Owner/Developer: Tserha Tsion Menfes Kidus Church and Merafe Kidusan Kidist Arsema Andinet Monastery, 2239 Bachman Valley Road, Manchester, MD 21102; Located at 2239 Bachman Valley Road, Manchester, MD 21102; Tax Map 14, Grid 21, Parcel 79; C.D. 2 - REQUEST FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155. Contact: David Becraft at dbecraft@carrollcountymd.gov or 410-386-2134 (40 minutes).

Public Comment for Item #8

9. **Special Report: Reservoir Run Retirement Village – S-25-0007** – Age-restricted community for 72 units; Owner: Long Meadow Park LLC 2560 Lord Baltimore Drive, Baltimore, MD 21244; Developer: St. John Properties Inc., 2560 Lord Baltimore Drive, Baltimore, MD 21244; located north of Rolling View Drive and Long Meadow Drive; Tax Map 73 Grid 12 Parcel 262; C.D.5 – DETERMINATIONS OF DENSITY, EXTERIOR DESIGN, AND SITE LAYOUT. Contact: David Becraft at dbecraft@carrollcountymd.gov or 410-386-2134 (40 minutes).

Public Comment for Item #9

10. **Freedom Community Comprehensive Plan – Small Area Plan Amendment (Introduction)** – Staff will provide an overview of the scope of work and timeframe for an amendment to the Freedom Community Comprehensive Plan and possible creation of an overlay zone. Contact: Tiffany Fossett at tfossett@carrollcountymd.gov or 410-386-5145. (15 minutes)

Public Comment for Item #10

11. **Text Amendment: Accessory Dwelling Units (ADUs) (Discussion)** - Staff will describe text amendments necessitated by HB 1466 related to ADUs and discuss direction with the Planning and Zoning Commission. Contact: Tiffany Fossett at tfossett@carrollcountymd.gov or 410-386-2137. (30 minutes)

Public Comment for Item #11

12. **2025 Planning Annual Report (Signature)** – Staff will provide an overview of the Annual Report to the Commission. Contact: Tiffany Fossett at tfossett@carrollcountymd.gov or 410-386-5145. (15 minutes)

Public Comment for Item #12

BREAK FOR LUNCH

13. **Education Facilities Master Plan (Signature)** – Staff will provide a draft letter of comment for discussion and approval. Contact: William Caine at 410-7581-3000 or wecaine@carrollk12.org (20 minutes).

Public Comment for Item #13

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14. Deferral Code Changes – Retirement Homes and Villages (Discussion) – Staff will provide an overview of the recommendations from Michael Baker, Consultants, related to Retirement Homes and Villages, which have been the subject of a deferral in the Freedom area. Contact: Daphne Daly at ddaly@carrollcountymd.gov or 410-386-5145. (45 minutes)

Public Comment for Item #14

15. General Public Comments

16. Adjournment

Next Evening Meeting: Wednesday, July 8, 2026, at 6:00 PM - Reagan Room

Next Day Meeting: Tuesday, July 21, 2026, at 9:00 AM – Reagan Room

ACCESSIBILITY NOTICE:

The Americans with Disabilities Act applies to the Carroll County Government and its programs, services, activities, and facilities. Anyone requiring an auxiliary aid or service for effective communication or who has a complaint should contact The Department of Citizen Services, 410.386.3600 or 1.888.302.8978 or MD Relay 7-1-1/1.800.735.2258 as soon as possible but no later than 72 hours before the scheduled event.