

**Janice R. Kirkner, Chair**  
Peter Lester  
Matthew Hoff  
Michael Kane  
Steven Smith  
Vacant, Alternate  
Tom Gordon, III, Ex-officio  
Lynda D. Eisenberg, AICP, Secretary



**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
410-386-5145  
1-888-302-8978  
fax 410-386-2836  
MD Relay service 7-1-1/800-735-2258

**MEETING AGENDA**  
**Planning & Zoning Commission of Carroll County, MD**  
**May 16, 2023**  
**9:00 am**  
**Reagan Room (003)**

*The Planning Commission requests that all those in attendance who wish to address the Planning & Zoning Commission first register on the Sign-in sheet. Further, we insist that all speakers be recognized by the presiding officer before they address the Planning Commission. Microphones are provided for those wishing to bring business before the body. Time limits may be established in instances where multiple speakers wish to be heard. Adherence to these rules will facilitate timely meetings, ensure orderly processes, promote opportunities for public discourse and allow more citizens to present their views.*

- 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** (April 18<sup>th</sup> and May 3, 2023)
- 6. Commission Member Reports**
  - A. Commission Chair
  - B. Ex-Officio Member
  - C. Other Commission Members
- 7. Administrative Report** (Lynda Eisenberg)
  - A. Administrative Matters
  - B. Extensions
  - C. BZA Cases
  - D. Other
- 8. Election of Vice-Chair**
- 9. Westminster Annexation No. 76 – Ellsworth Cemetery – Hannah Weber – 20 minutes**

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10. **Special Report**  
P-18-0063 – Bradleys Overlook – Owner: Cherrytree LLC, c/o Fred Keepers MBR, 2003 Rudy Serra Drive, Unit 1-A, Sykesville, MD 21784; Developer: CBI Homes, LLC, T/A Catonsville Homes, 112 S. Main Street, Mount Airy, MD 21771; east side of Cherry Tree Lane; Tax Map 68 Grid 10 Parcel 580; C.D.05 - REQUEST AUTHORIZATION TO CLUSTER. (David) – 20 minutes  
**Public Comment for Item #10**
11. **Recess**
12. **Concept Site Plan**  
S-22-0008 – Good Feelings Farm, LLC – Owner/Developer: Kevin & Karen Stewart, 125 Kate Wagner Road, Westminster, MD 21157; located at 125 Kate Wagner Road, Westminster, MD 21157; Tax Map 51, Grid 12, Parcel 478; C.D. 4 – CONCEPT PLAN REVIEW, NO ACTION REQUIRED. (David) – 30 minutes  
**Public Comment for Item #12**
13. **Final Site Plan**  
S-21-0029 – Drill Tech – Owner / Developer: Drill Tech Drilling and Shoring, Inc., Attn Bob Stier, P.O. Box 1846, Cockeysville, MD 21030; located at 3411 Hanover Pike; Tax Map 23, Grid 11, Parcel 260; E.D. 1 –REQUEST FOR APPROVAL OF FINAL SITE PLAN IN ACCORDANCE WITH CHAPTER 155. (Kierstin) – 20 minutes  
**Public Comment for Item #13**
14. **Recess**
15. **Water and Sewer Triennial Update – Request for Consistency – Price Wagoner – 30 minutes**
16. **Transportation Master Plan – Chapter 8 – Emerging Trends – Andrew Gray – 40 minutes**
17. **General Public Comment**
18. **Adjournment**

**Next Meeting: Wednesday, June 7, 2023, at 6:00 pm**

*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.*

07/25/16