

1. 7:00 P.M. February 22, 2021 Planning Commission Agenda

Documents:

[FEBRUARY 22, 2021 -PLANNING COMMISSION AGENDA.PDF](#)

2. Unsigned January 25, 2021 Planning Commission Minutes

Documents:

[UNSIGNED JANUARY 25, 2021 PLANNING COMMISSION MINUTES.PDF](#)

PATRICK T. ROCKINBERG  
Mayor

LARRY G HUSHOUR  
Council President



Council Members  
JASON M. POIRIER Secretary

PAMELA M. REED  
KARL L. MUNDER  
PATRICIA R. WASHABAUGH

**Planning Commission Meeting Agenda  
February 22, 2021  
7:00 p.m.**

**Town Hall is closed to the public, this ZOOM Webinar will be broadcast LIVE at <https://www.facebook.com/TownofMountAiry/> and [www.carrollmediacenter.org](http://www.carrollmediacenter.org). Public comments can be asked during the meeting by typing a comment via Facebook Live, or by emailing [dclinton@mountairymd.gov](mailto:dclinton@mountairymd.gov) prior to this meeting.**

**1. CALL TO ORDER – PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF MINUTES**

- January 25, 2021

**3. CITIZEN COMMENTS (for items not on the agenda)**

**4. CARROLL / FREDERICK COUNTY PLANNERS**

- Carroll County Planner – Hannah Weber
- Frederick County Planner – Tim Goodfellow

**5. DISCUSSION**

- 2023 Master Plan, Chapter 4, Beginning discussion and possible revisions and/or recommendations.

**6. FUTURE ITEMS**

- **S-19-0031 Twin Arch Business Park, Section 4, Lot 16A** – Priority Install, LLC
- **S-20-0013 – Twin Arch Business Center** – Final Site Development Plan
- **AP-20-0047 - Twin Arch Business Center** -Consolidation of 5 Lots into 1 Lot
- **2023 Master Plan Work Session** – March 4, 2021 at 6:00pm
- **Next Planning Commission Meeting Date** – March 30 ,2021 at 7:00 p.m.

**7. ADJOURNMENT**

**Note:** The regular scheduled meeting and/or workshops will end at 10:00 p.m. Those items remaining for discussion will be held over to the next regular scheduled meeting/work session.

**FOR INFORMATION ON TDD/TTY, PLEASE CALL THE MARYLAND RELAY SERVICES, at (800) 735-2258**

**Meeting Attendance**

**Commission Members**

Roxanne Hemphill – Chairperson  
Bill Butts – Vice Chairperson  
Leslie Dickinson  
Lindey Camerata  
Scott Sirchio  
Martina Hatley  
Pam Reed – Council Liaison

**Town Staff**

John Breeding – Director of Planning & Zoning  
Barney Quinn – Town Engineer/Inspector  
Debra Clinton – Planning & Zoning Review Coordinator  
Gina Campanile-Director of Community Development

**Commission Members Absent**

Judi Olinger

**Others**

Tom McCarron – Town Attorney

**1. CALL TO ORDER**

The meeting was called to order at 7:00p.m. by Roxanne Hemphill, Chairperson, who also led the Commission in the Pledge of Allegiance.

**2. APPROVAL OF MINUTES**

MOTION: Bill Butts moved to approve the minutes for November 30, 2020. Seconded by Scott Sirchio. Vote: All in favor, none opposed.

**3. CITIZEN COMMENTS (for items not on the agenda)**

Steve Demotor shared the results of the 2020 Community Survey. This survey can be viewed on the Town of Mount Airy’s website. [www.mountairymd.gov](http://www.mountairymd.gov)

**4. CARROLL /FREDERICK COUNTY PLANNERS**

**Carroll County Planner** – Hanna Weber – Hanna informed the Town of Mount Airy Planning Commission the request for the Employment Campus EC-13-2020-0030 was denied. On March 3, 2021 at 6:00 p.m. the County Planning Commission will be discussing the H/L Annexation. On March 4<sup>th</sup>, 11<sup>th</sup>, and 18<sup>th</sup> the County Commissioners will be discussing the H/L Annexation at their open session, this is open to the public.

**Frederick County Planner** – Tim Goodfellow – Not in attendance.

**5. SITE PLANS/ SUBDIVISIONS/ DEVELOPMENT PROJECTS**

➤ None

6. NEW BUSINESS

- None

7. INTRODUCTION/ DISCUSSION/ RECOMMENDATION

- **Ordinance No. 2020-30 – Creation of a new section 98-62 entitled - Development Rights and Responsibilities Agreement (DRRA).** Tom McCarron presented the ordinance to the Planning Commission. Leslie Dickinson motioned to recommend to the Town Council that they approve this ordinance with the changes suggested by Council Person Munder that it applied to all zones in the town. Seconded by Bill Butts. Vote: All in favor, none opposed.
- **2023 Master Plan - Timeline and Scheduling of work sessions and referrals to all other Town Commission members.** John Breeding is recommending all Town Commissions participate in the preparation of the 2023 master plan. Planning Commission members agreed to have a monthly master plan work session on the first Thursday of the month until completed.

8. REPORTS/OTHER BUSINESS/WORK PLAN ITEMS

➤ **Zoning Administrator Report**

The Zoning Administrator approved 44 permits for the months of November and December, 2020 with a revenue of \$147,179.35. Year 2020 Permits issued was 249 with a total revenue of \$676,089.07

Carroll County Building Permits	15	Year Total	121
Town of Mount Airy Permits	29	Year Total	128

➤ **Council Liaison Report**

None

➤ **Other Business**

None

10. FUTURE ITEMS

- **2023 Master Plan Schedule -** Work session monthly meetings will be the 1<sup>st</sup> Thursday of every month from 6:00 p.m. to 9:00 p.m. via ZOOM webinar starting February 4, 2021.
- **Next Planning Commission Meeting Date**  
Monday, February 22, 2021 at 7:00 p.m. This meeting will be held via ZOOM webinar and Facebook LIVE, or TBD.

**11. ADJOURNMENT**

- Motion to adjourn by Leslie Dickinson. Seconded by Lindey Camerata. Vote: All in favor, none opposed. Roxanne Hemphill, Chairperson, adjourned meeting at 8:20 p.m.

Submitted by Roxanne Hemphill, Chairperson

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Prepared by Debra Clinton

Signature