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Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

Planning Advisory Board (PAB)
Hybrid: In-person and online
November 20, 2024
5:00 PM

PAB Present:

Gus S. Kurtz, Jr., Chair
Melanie Hartwig-Davis, Vice-Chair
Lawrence Blevins
Edward Evans
Van Mason
Elizabeth Rosborg
Dawn Stoltzfus

Staff Present:

Jessica Levy, Planner II, Long Range Planning Section, Office of Planning and Zoning (OPZ)
Michael Stringer, Senior Planner, Long Range Planning Section, OPZ
Patrick Hughes, Senior Planner, Long Range Planning Section, OPZ
Desirae Williams, Planner III, Long Range Planning Section, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Sara Anzlemo, Planner III, Planning Administration Section, OPZ

Others Present: Peter Quirk, Elizabeth del Castillo, Phil Hager, Caleb Royer, Steve Horne, Sager Williams, Erin Benson, Polydorous Paul Cocoros, Raj Patel

Call to Order

Mr. Kurtz called the Planning Advisory Board (PAB) meeting to order at 5:04 PM.

Approval of the Agenda

Ms. Rosborg motioned to approve the agenda, and Ms. Hartwig-Davis seconded. The agenda was approved 7-0.

Planning Advisory Board draft of the Region 9 Plan and Comprehensive Zoning Map

Public Hearing

Peter Quirk commented on the request for 58 Leeland Road (CZ-R9-EDW-0500). He commented on the County's 2019 marina study and the confusion between the former Doc's Boatyard and Warehouse Creek Marina and the location of both establishments. Mr. Quirk stated that there was pier construction at 58 Leeland Road that was not permitted, and pilings had to be removed. He noted that 58 Leeland Road has a nonconforming use permit and that he believes it only permits 12 boat slips. The property at 25 Leeland Road (CZ-R9-EDW-0400) does not have a nonconforming use permit. Mr. Quirk commented that the community around the headwaters of Warehouse Creek is residential, and increasing commercial use along the creek will overwhelm the community. Mr. Quirk also noted rumors of a plan for a multifamily housing project in the area.

Elizabeth Del Castillo commented on the request for 58 Leeland Road (CZ-R9-EDW-0500). Ms. Castillo lives in South River Park, which is across the Creek from 58 Leeland Road. Ms. Del Castillo noted that a lot of work was done to improve the community beach area and the water quality, which would be adversely impacted if the neighboring marina is allowed to expand. She said she appreciates the economic development perspective of providing MA2 zoning on the property, but is concerned about potential impacts to water quality, the environment, and the community.

Caleb Royer is the owner of 25 Leeland Road (CZ-R9-EDW-0400) which is located next door to 58 Leeland Road (CZ-R9-EDW-0500). He clarified that 58 Leeland Road is the same property as 64 Leeland Road and is operated as the Warehouse Creek Marina with over 20 boat slips. The site of 58 and 64 Leeland Road used to be Doc's Boatyard. Mr. Royer's property (CZ-R9-EDW-0400) does not have a nonconforming use permit and has significantly fewer slips. Mr. Royer supports the request for MA2 zoning at 58 Leeland Road and also requests MA2 zoning on his property to allow him to use his existing pier for commercial slips. Both properties are constrained by Critical Area requirements, and neither property has plans to expand operations. Mr. Royer stated that MA1B is not appropriate for either property, because it does not match the current uses of structures at either property nor does it match the number of slips at 58 Leeland Road.

Mr. Kurtz asked about the history of 25 Leeland Road. Mr. Royer has owned the property for over a year. The prior owner owned the property for 10 years and did not obtain a NCU.

Mr. Evans asked for clarification on why Mr. Royer is requesting MA2. Mr. Royer's property is currently zoned R1, which does not permit renting the existing boat slips, and the property does not have a nonconforming use permit. Mr. Royer is seeking MA2 to allow him to rent the slips. The MA1B zoning designation would still require Mr. Royer to obtain a nonconforming use permit as the existing structures, including a covered slip, are not permitted under the MA1B zoning district, but are permitted in the MA2. He noted that the property is developed with a house, parking spaces, and the piers, and that there is not enough room on the lot to expand parking or build a restaurant.

Ms. Rosborg asked if it is possible to have a memorandum of agreement stating that the property will not expand uses. Ms. Pompa noted that contract zoning is not permitted in Maryland.

Mr. Royer also provided clarification on 58 Leeland Road (CZ-R9-EDW-0500). This property currently has a nonconforming use that permits the existing use. The owner does not intend to expand their business.

Mr. Kurtz asked about the community surrounding CZ-R9-EDW-0400 and CZ-R9-EDW-0500. The area is primarily Low Density Residential Planned Land Use (PLU).

Mr. Kurtz asked for the OPZ and SAC recommendations on CZ-R9-EDW-0400 and CZ-R9-EDW-0500. OPZ and the SAC recommend MA1B zoning for CZ-R9-EDW-0400. OPZ preliminarily recommends R1 zoning for CZ-R9-EDW-0500, and this application was submitted at the PAB review stage, after the SAC's work was completed.

Mr. Hager represents the owner of 175 Mayo Road (CZ-R9-EDW-0505). There are 14 lots in this property totaling approximately 0.7 acres. Mr. Hager commented that the community has complained about the aesthetics of the site. The owner requests C4 zoning to facilitate redevelopment by creating flexibility for bulk regulations and setbacks. The redevelopment will fix aesthetic problems and C4 will make the existing use conforming.

Ms. Rosborg asked about the plans for redevelopment. There is no site plan yet as the site does not have C4 zoning, but the initial stages of redevelopment will include consolidating the lots and potentially seeking a new tenant.

Ms. Hartwig-Davis clarified that the property seeking a request is not the entire block, there are other existing uses that will continue on adjacent lots.

Mr. Kurtz closed the record for verbal testimony. The PAB will accept written testimony on new applications in Region 9 until 11:59 PM on Monday, December 2, 2024. The PAB will deliberate on the new applications on Wednesday, December 4, 2024. See the Region 9 Hub site for information on how to provide testimony: aacounty.org/region9.

Planning Advisory Board draft of the Region 3 Plan and Comprehensive Zoning Map

Patrick Hughes summarized the Region 3 timeline moving forward, including an opportunity for the public to provide testimony both in-person and through written comments regarding new zoning change applications submitted during the PAB review period. Mr. Hughes summarized the testimony received on the PAB draft of the Region 3 Plan and Comprehensive Zoning Map. A summary is also available on the Region 3 Hub site, aacounty.org/Region3. The PAB received approximately 160 testimonials on Region 3.

Region 3 Plan

Mr. Hughes summarized the testimony received on the Region 3 Plan. Comments focused on concerns about development and adverse impacts of development and support for redevelopment, pedestrian connections and transportation safety, park and water access, and equity considerations.

Glen Burnie

CZ-R3-GBN-0001 A, B: 6301 Ritchie Highway

This site consists of two parcels. The adopted zoning is primarily C2 with a portion of R5. The adopted Planned Land Use (PLU) is Commercial. The property owner requested C3 or C4 zoning on the entire site. OPZ and the SAC recommend C4 zoning on the parcel on MD 2 and C3 on the parcel to the east. Staff summarized public comments on this application.

Mr. Kurtz proposed split-zoning the site with C4 extending beyond the property line of the adjacent property to the east. Mr. Hughes clarified that the OPZ recommendation is split along property lines as this site consists of two parcels.

The PAB discussed the existing uses on site and on the neighboring properties. The PAB also discussed the merits of split-zoning the parcel to the east.

The PAB agreed with the C3 and C4 zoning and did not make any motions to recommend a zoning district different than the staff recommendation.

CZ-R3-GBN-0010: 7462 Furnace Branch Road E

CZ-R3-GBN-0011: 7464 Furnace Branch Road

The adopted zoning of both sites is C3. The adopted PLU is Commercial. The owner of both sites requested C4 zoning. OPZ recommends C3 zoning on both sites to maintain a local commercial scale to serve the surrounding community. The SAC recommends C4 zoning on both sites to support redevelopment. Staff summarized public comments on these applications.

The PAB discussed the existing use of the sites and on the neighboring properties. There is a nonconforming use permit for CZ-R3-GBN-0011. The PAB discussed the merits of providing a zoning that brings the uses into conformance.

Ms. Hartwig-Davis motioned CZ-R3-GBN-0010 and CZ-R3-GBN-0011 be recommended for C3 zoning as recommended by OPZ, and that the PLU match accordingly. Mr. Evans seconded, and the motion was approved 6-1.

CZ-R3-GBN-0015: Locust Grove Road

The site consists of multiple lots. The adopted zoning is primarily RLD (Residential Low Density) with portions of OS (Open Space) and W1. The adopted PLU is Rural. The owner requested R5 zoning on the entire site. OPZ recommends maintaining the existing RLD zoning. The SAC did not come to a consensus on this site. Staff summarized public comments on this application.

The PAB clarified the adopted zoning and discussed the owner's testimony on the history of the site. The PAB also discussed the existing uses on the site and the owner's intended use.

Ms. Rosborg motioned CZ-R3-GBN-0015 be recommended for RLD zoning, and the PLU match accordingly. Ms. Stoltzfus seconded, and the motion was approved 7-0.

CZ-R3-GBN-0017: 1003 Crain Highway S

The adopted zoning is C3 and C4. The adopted PLU is Commercial. The owner requested C4 zoning on the entire site. OPZ and the SAC recommend C3 zoning on the entire site. Staff summarized public comments on this site.

There is a new zoning application for the property immediately to the south, 1007 Crain Hwy S, CZ-R9-GBN-0501

Ms. Hartwig-Davis motioned to hold discussion on CZ-R3-GBN-0017 until December 4, 2024. Mr. Evans seconded, and the motion was approved 7-0.

CZ-R3-GBN-0005: Solley Road

The adopted zoning is R10. The adopted PLU is Medium Density Residential. Although the owner originally requested W1 zoning, they revised their request to C4. OPZ recommends W1 zoning to be consistent with adjacent developments on the west side of Solley Road. The SAC recommends W2 to be consistent with neighboring developments on the east side of Solley Road. Staff summarized public comments on this site.

CZ-R3-GBN-0023: 7560 Solley Road

The adopted zoning is W1. The adopted PLU is Industrial. The owner requested C4 zoning. OPZ

recommends maintaining the existing W1 zoning to be consistent with adjacent uses on the west side of Solley Road. The SAC did not come to a consensus on this application. Staff summarized the history of the site and public comments on this site.

The PAB discussed the uses on site, the surrounding developments, and the zoning regulations in W1 zoning. The PAB also discussed the potential implications of rezoning.

Ms. Mason motioned CZ-R3-GBN-0005 and CZ-R3-GBN-0023 be recommended for C4 zoning, and that the PLU match accordingly. Ms. Rosborg seconded, and the motion was approved 7-0.

Numerous Consistency Changes: Tanyard Shores

The PAB received testimony from the agent for Tanyard Shores noting opposition to numerous consistency changes in Tanyard Cove South and Tanyard Cove North. The testimony notes that there are future phases of development under review by OPZ.

Ms. Rosborg motioned the Tanyard Shores consistency changes be removed and that the existing zoning be maintained, and that the PLU match accordingly. Ms. Hartwig-Davis seconded, and the motion was approved 7-0.

CZ-R3-GBN-0400: 402 Crain Highway

The adopted zoning is C3. The owner requested C4 zoning. OPZ and the SAC recommend maintaining the existing C3 zoning. Staff summarized public comments on this site. This site does have an existing historic structure.

CZ-R3-GBN-0401: 406 Crain Highway

This site consists of two parcels. The adopted zoning is primarily C3 and R5 with portions of C4. The adopted PLU for the parcel along MD 3 is Town Center, and the adopted PLU for the parcel farther to the west is Low-Medium Density Residential (LMDR). The owner requested C4 zoning on both parcels. OPZ and the SAC recommend maintaining the existing R5 and C3 zoning. Staff summarized public comments on this site.

The PAB discussed the surrounding developments.

Mr. Evans motioned CZ-R3-GBN-0400 and CZ-R3-GBN-0401 be recommended for C3 zoning. Mrs. Hartwig-Davis seconded, and the motion was approved 7-0.

CZ-R3-GBN-0402: 800 N Shore Drive

The adopted zoning is primarily RLD with a portion of R2. The adopted PLU is Rural. This site was originally recommended for a consistency change to entirely RLD (CZ-R3-GBN-4236). The previous owner requested R2 zoning on the entire site; however, the property has since been sold and the new owner has rescinded the Comprehensive Zoning application and requests to maintain the existing zoning. OPZ and the SAC maintain the preliminary recommendation of RLD on the entire site.

The PAB discussed the existing zoning, the owner's intended use, and the Resource Conservation Area (RCA) Critical Area.

Ms. Rosborg motioned CZ-R3-GBN-0402 be recommended for RLD zoning as was preliminarily recommended in the consistency change, and that the PLU match accordingly. Mr. Evans seconded, and the motion was approved 7-0.

Ms. Hartwig-Davis motioned that the PAB does not support any consistency changes that reduce the quantity of OS zoning in Glen Burnie unless it was specifically discussed by the PAB. In these cases, the PAB recommends the adopted zoning and the adopted PLU remain. Mr. Evans seconded, and the motion was approved 7-0.

Ms. Hartwig-Davis motioned to recommend approval of the Development Policy Area (DPA) and Development Policy Area overlay (DPA-O) changes, PLU changes, and Comprehensive Zoning changes in Glen Burnie as recommended by OPZ, with the exception of any prior recommendations. Mr. Evans seconded, and the motion was approved 7-0.

Millersville

CZ-R3-MRV-0002: Elvaton Road

The adopted zoning is R2. The adopted PLU is Low Density Residential (LDR). The owner requested R5 zoning on the entire site. OPZ recommends maintaining the existing R2 zoning, and the SAC recommends R5 zoning to provide an opportunity for additional housing. Staff summarized public comments on this site.

CZ-R3-MRV-0003: 8300 Richardson Nursery

CZ-R3-MRV-0004: Reserved Parcel

CZ-R3-MRV-0005: 8215 Hook Road

The adopted zoning for all three sites is R1. The adopted PLU is LDR. The owners of all three sites requested R5 zoning. OPZ recommends maintaining the existing R1 zoning, and the SAC recommends R5 zoning to provide an opportunity for additional housing. Staff summarized public comments on these sites.

Ms. Rosborg motioned CZ-R3-MRV-0002, CZ-R3-MRV-0003, CZ-R3-MRV-0004, and CZ-R3-MRV-0005 be recommended for R2 and R1 zoning as recommended by the OPZ, and that the PLU match accordingly. Ms. Hartwig-Davis seconded, and the motion was approved 7-0.

CZ-R3-MRV-0007: 1120 Dicus Mill Road

The adopted zoning is RLD. The adopted PLU is Rural. The owner requested C4 zoning. OPZ and the SAC recommend maintaining the existing RLD zoning. Staff summarized public comments on this site.

The PAB agreed with the RLD zoning and did not make any motions to recommend a zoning district different than the staff recommendation.

Ms. Hartwig-Davis motioned that the PAB does not support any consistency changes that reduce the quantity of OS zoning in Millersville unless it was specifically discussed by the PAB and decided otherwise. In these cases, the PAB recommends the adopted zoning and the adopted PLU remain. Mr. Evans seconded, and the motion was approved 7-0.

Ms. Hartwig-Davis motioned to recommend approval of the DPA and DPA-O changes, PLU changes, and Comprehensive Zoning changes in Millersville as recommended by OPZ, with the exception of any prior recommendations. Mr. Blevins seconded, and the motion was approved 7-0.

Severn

Numerous Comprehensive Zoning Changes: Telegraph Road Area

There is one owner application and several OPZ recommendations for upzoning parcels along Telegraph Road to R2 or R5 zoning. The recommendations are near major transportation corridors (MD 100) and amenities like Severn Danza Park, Severn Elementary School, and the Severn Village Center. The SAC is supportive of the OPZ recommendations. Staff summarized public comments on these sites.

The PAB discussed planned State Highway Administration changes on MD 170, existing and planned developments in the area, and existing traffic patterns. The PAB also discussed the surrounding developments and the existing zoning. They noted the need for traffic improvements prior to recommending zoning changes in this area.

CZ-R3-SVN-0002: 7733 Telegraph Road

The adopted zoning is primarily R1 with a portion of OS. The adopted PLU is LDR. The owner requested R10 zoning. OPZ recommends R5 zoning to support additional housing opportunities. The SAC recommends R10 zoning to provide an opportunity to develop additional housing. Staff summarized public comments on these sites.

The PAB discussed the potential developments in various zoning districts.

Ms. Mason motioned CZ-R3-SVN-0002 be recommended to retain the current zoning of R1 and OS, and that the PLU match accordingly. Ms. Rosborg seconded, and the motion was approved 7-0.

CZ-R3-SVN-0103: Minnetonka Road, Telegraph Road

This site consists of multiple parcels. The adopted zoning is primarily R1 with portions of OS, and R5. The adopted PLU is LDR. OPZ and the SAC recommend R5 zoning.

Mr. Evans motioned CZ-R3-SVN-0103 be recommended to maintain the existing R1 and OS zoning, and that the PLU match accordingly. Ms. Rosborg seconded, and the motion was approved 7-0.

CZ-R3-SVN-0111: Minnetonka Road

The adopted zoning is primarily R1 with portions of OS. The adopted PLU is Conservation. OPZ and the SAC recommend R2 zoning.

Ms. Rosborg motioned CZ-R3-SVN-0111 be recommended to retain the current zoning of R1 and OS. Ms. Hartwig-Davis seconded, and the motion was approved 7-0. The PAB noted that the PLU recommendation is for LDR and Parks and Open Space.

CZ-R3-SVN-0108: 1039-1041 Minnetonka Road

This site consists of several parcels. The adopted zoning is primarily R1 with portions of OS and R2. The adopted PLU is Public Use, Conservation, and LDR. OPZ and the SAC recommend R2 zoning.

Mr. Evans motioned CZ-R3-SVN-0108 be recommended to retain the current zoning of R1, R2, and OS. Ms. Mason seconded, and the motion was approved 7-0.

CZ-R3-SVN-0121: Gerald Court, Sanibel Captiva Lane, Otis Drive, Denson Drive, Telegraph Road

This site consists of multiple parcels that are developed with housing that is most consistent with the R2 zoning district. The adopted zoning is primarily R1 with portions of OS. The adopted PLU is LDR. OPZ and the SAC recommend R2 zoning.

Ms. Rosborg motioned CZ-R3-SVN-0121 be recommended for R2 zoning as recommended by OPZ, and that the PLU match accordingly. Mr. Evans seconded, and the motion was approved 7-0.

CZ-R3-SVN-0003: 586 Jones Road

The adopted zoning is W1. The adopted PLU is Industrial. The owner requested W2 zoning. OPZ recommends maintaining the existing W1 zoning. The SAC did not come to a consensus on this application. Staff summarized public comments on this site and recommendations in the plan to study ways to divert truck traffic off of Queenstown Road.

Ms. Rosborg motioned CZ-R3-SVN-0003 be recommended for W1 zoning as recommended by OPZ, and that the PLU match accordingly. Mr. Evans seconded, and the motion was approved 7-0.

CZ-R3-SVN-4649: 7959 Telegraph Road - Severn Mobile Home Park

The adopted zoning is primarily R5 with a portion of C1. The adopted PLU is LMDR. OPZ originally recommended R5 zoning for consistency with the adopted PLU and the remainder of the site. The property owner reached out requesting to maintain the C1 zoning to allow a future retail use to serve the neighborhood.

The PAB discussed the property owner's request and the surrounding community.

Ms. Mason motioned CZ-R3-SVN-4649 be recommended to be removed and that the adopted C1 and R5 zoning be maintained, and that the PLU match accordingly. Ms. Rosborg seconded, and the motion was approved 7-0.

CZ-R3-SVN-5165: 8019 Ponderosa Drive

CZ-R3-SVN-5166: 8017 Ponderosa Drive

CZ-R3-SVN-5167: 8015 Ponderosa Drive

The adopted zoning is primarily R2 with a portion of R1. The adopted PLU is LDR. There is a mapping error in the PAB draft map. The intent is for a consistency change to apply R2 zoning to the entirety of the residential parcels and OS to the County-owned floodplain to the south. Staff summarized public comments on these sites.

Ms. Hartwig-Davis motioned CZ-R3-SVN-5165, CZ-R3-SVN-5166, and CZ-R3-SVN-5167, be recommended for R2 zoning, and that the PLU match accordingly. Mr. Evans seconded, and the motion was approved 7-0.

CZ-R3-SVN-5186: 7700 Locust Wood Road

The adopted zoning is primarily R2 with a portion of R1. The adopted PLU is LDR. There is a mapping error in the PAB draft map. The intent is for a consistency change to apply R2 zoning to the entirety of the parcels. Staff summarized public comments on these sites.

The PAB agreed with the R2 zoning and did not make any motions to recommend a zoning district different than the staff recommendation.

Ms. Hartwig-Davis motioned that the PAB does not support any consistency changes that reduce the quantity of OS zoning in the Severn community unless it was specifically discussed by the PAB and decided otherwise. In these cases, the PAB recommends the adopted zoning and the adopted PLU remain. Mr. Evans seconded, and the motion was approved 7-0.

Ms. Hartwig-Davis motioned to recommend approval of the DPA and DPA-O, PLU, and Comprehensive Zoning changes in Severn as recommended by OPZ, with the exception of any prior recommendations. Mr. Evans seconded, and the motion was approved 7-0.

New Applications

Mr. Hughes briefed the PAB on new applications for zoning changes in Region 3 that were submitted during the PAB review period from September 18, 2024 through October 23, 2024.

CZ-R3-GBN-0500: 326 Greenway

The adopted zoning is primarily OS with portions of R5. The adopted PLU is Parks and Open Space. This property was previously recommended for a consistency change to entirely OS zoning. The property owner requested SB zoning on this site to support existing uses and potential active or passive recreation. OPZ's preliminary recommendation is to split-zone the property with SB on the dance studio and parking area and OS on the remainder of the property to allow for commercial recreational fields.

CZ-R3-GBN-0501: 1007 Crain Hwy S

The adopted zoning is primarily R15 with portions of C3 and C4. The adopted PLU is High Density Residential. The property owner requested a split-zoning of R15 and C4 zoning to be consistent with existing development under a nonconforming use permit. OPZ's preliminary recommendation is to support the owner's request for R15 and C4 zoning.

CZ-R3-GBN-0502: 8120 Oakwood Rd

The adopted zoning is primarily R5 with a portion of R15. The adopted PLU is LMDR. This property was previously recommended for a consistency change to entirely R5 zoning. The property owner requested R15 zoning on the entire site to provide additional housing near the elementary school. OPZ's preliminary recommendation is R10 zoning. The site is approximately 0.9 acres and is currently developed with a single family home. The PAB discussed the surrounding developments.

CZ-R3-GBN-0503: 7410 Baltimore Annapolis Blvd

CZ-R3-GBN-0504: 7412 Baltimore Annapolis Blvd

The adopted zoning for both sites is C2. The adopted PLU is Commercial. The property owner requested C3 or Mixed Use zoning. OPZ's preliminary recommendation is MXD-T zoning to be consistent with adjacent properties. The PAB discussed the surrounding developments.

CZ-R3-MRV-0500: 8450 Elvaton Rd

The adopted zoning is primarily C1 with portions of OS and R1. The adopted PLU is LDR. This property was originally recommended for a consistency change to entirely C1. The property owner requested C4 zoning. OPZ's preliminary recommendation is to maintain the C1 zoning recommendation. The PAB discussed the location of this property, the neighboring B&A trail, and surrounding developments.

CZ-R3-SVN-0500: 61 Gambrills Rd

This site includes multiple parcels. The adopted zoning is R1, RLD, and OS. The adopted PLU is LDR and Rural. This site was originally recommended for consistency changes to remove split zoning, making the parcels either entirely R1 or RLD. The property owner requested R2 zoning on the entire site. OPZ's preliminary recommendation is to maintain the existing recommendations of R1 and RLD zoning.

Mr. Kurtz opened the record for testimony on the new applications. The PAB will accept written testimony on these aforementioned new applications in Region 3 from November 20, 2024, through 11:59 PM on Monday, December 2, 2024. The PAB will host an additional meeting on Wednesday, December 4, 2024, to hold a public hearing on new applications and deliberate on new applications. See the Region 3 Hub site for information on how to provide testimony: aacounty.org/region3.

Region 3 Plan

Ms. Hartwig-Davis motioned to recommend approval of the Region 3 Plan as recommended by OPZ, with the exception of any prior recommendations. Mr. Evans seconded, and the motion was approved 7-0.

Administrative

Ms. Levy briefed the PAB on the upcoming PAB meeting scheduled for Wednesday, December 4, 2024 at 5:00 PM. This meeting will include a public hearing for Regions 1 and 3 and deliberation on the new applications in Regions 9, 1, and 3.

Adjournment

Ms. Rosborg motioned to adjourn the meeting, and Mr. Evans seconded the motion. The meeting was adjourned at 8:28 PM.

Respectfully Submitted,



Jessica Levy
Secretary, Planning Advisory Board



Gus Kurtz
Chair, Planning Advisory Board

These minutes should not be considered as verbatim, but do encapsulate comments made by the PAB, its staff, and persons who offered comments.