



Minutes – Planning & Zoning Commission December 8, 2025

MEMBERS AND TOWN OFFICIALS PRESENT

Present were Chairperson Janet Rochester, Members: Marion Chance, and Alicia Dodd Others in attendance were Tim Brenza, Town Planner, Kyle Ambrose, Town Administrator and Nancy Lindyberg former Town Administrator.

1. Call to Order

Chairperson Janet Rochester called the meeting to order at 6:00 p.m.

2. Approval of Minutes

The Commission approved the minutes of June 14th, 2025, meeting as written.

3. Current Business: Public Hearing on Ordinance #190/25

a) Critical Area Program Update

The Town Planner presented Ordinance 190/25 (The Critical Area Program Update Legislation) to the Planning Commission Members and explained the Legislation was previously presented and introduced by the Town Commissioners at their November 17th, 2025, meeting as required by Code.

There were no comments or further recommendations from the Commission Members. Chairperson Janet Rochester opened the Public Hearing on the Legislation but there were no comments or recommendations from the public. Member Marion Chance made a motion to close the public hearing which was seconded by Member Alicia Dodd.

After the Public Hearing was concluded, Member Alicia Dodd made a motion to approve the legislation as written and send it back to the Town Commissioners for final approval. The motion was seconded by Member Marion Chance and was unanimously approved.

4. Future Business:

Town Commissioner Charlie Rhodes spoke to the Planning Commission Members about future Planning Commission items that are likely to come up in 2026. These include Solar Array Legislation, Cannabis Dispensary Legislation and Accessory Dwelling Unit (ADU) Legislation; all of which have been mandated by the State of Maryland General Assembly.

5. Adjournment: Commissioner Marion Chance moved to adjourn the meeting. Commission Member Alicia Dodd seconded the motion. The motion passed unanimously. The meeting adjourned at 6:38 pm.