

LARRY HUSHOUR
Mayor

TIM J. WASHABAUGH
Council President



Council Members
JASON P. EVANS
Secretary

KARL L. MUNDER
SEAN M. KELLY
STEPHEN L. DOMOTOR

Planning Commission Meeting Agenda
February 23, 2026
7:00 p.m.

PUBLIC HEARING

(January 26, 2026, was canceled due to snow)

Public Hearing – Public Comment - Carroll County 2024 Water Resources Element Master Plan – Land Use Article, Water – Title 3, - Subtitle 2, Section 3-203 – Titled – 2024 Water Resource Element Master Plan for Carroll County.

Public Hearing – Public Comment – Designation of Priority Area Map within the Town of Mount Airy – Chapter 109, Water – Section 109-1.4, A – Titled - Water and Sewer Allocation.

REGULAR PLANNING COMMISSION MEETING

1. **CALL TO ORDER – PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF MINUTES**
 - November 24, 2025, (January 26, 2026, was canceled due to snow)
3. **CITIZEN COMMENTS** (for items not on the agenda)
4. **CARROLL/FREDERICK COUNTY PLANNERS**
 - Carroll County Planner – (No representative yet)
 - Frederick County Planner – Vanessa Moreno
5. **INTRODUCTION and APPROVAL to CARROLL COUNTY PLANNING COMMISSION**
 - Annual Report 2025 – Approval of Report and signed acceptance letter to Carroll County
6. **INTRODUCTION / DISCUSSION / RECOMMENDATION – RESOLUTION #2026-1 – Priority Map for 2026 / 2027**
 - Recommendation to Town Council on Designation of Priority Area Map for 2026-2027 within the Town of Mount Airy – Chapter 109, Water – Section 109-19.4, B – Titled - Water and Sewer Allocation.
7. **INTRODUCTION of Water Allocation of Categories and set a Public Hearing for March 30, 2026**
 - Set a Public Hearing and provide a recommendation on the Water Allocation Categories to the Town Council at their April 6 meeting. – Chapter 109, Water – Section 109-19.4, B, C – Titled - Water and Sewer Allocation.

8. INTRODUCTION / DISCUSSION for POSSIBLE APPROVAL of Moroccan Glow Signage

- The applicant requests approval of the proposed signs for the Moroccan Glow at 114, S. Main Street, Mount Airy, MD. 21771

9. INTRODUCTION / DISCUSSION for POSSIBLE APPROVAL of McAlister's DELI Signage

- The applicant requests approval of the proposed signs for the McAlister's DELI located at 337 E. Ridgeville, Mount Airy, MD. 21771

10. ANNEXATION RESOLUTION #2025-47 - Provide a recommendation to the Town Council

- Request for Annexation of a 50.98-acre parcel along Watersville Road. This discussion will focus on the *DRAFT ADDENDUM* for making a Recommendation on Draft Resolution 2025-47 to the Town Council.

11. INTRODUCTION / DISCUSSION - ORDINANCE #2026-1 – MOBILE FOOD UNITS -Provide a recommendation to the Town Council

- Referral from Town Council, New Chapter 73 “Mobile Food Units” and Amending Chapter §98-30, §112-5, & §112-37.1

12. INTRODUCTION / DISCUSSION - ORDINANCE #2026-2 – Process and Standards for Reclassification of Property within the Town - Provide a recommendation to the Town Council

- Referral from Town Council, Amending Chapter §112-66, & §112-69.

13. REPORTS / OTHER BUSINESS / FUTURE ITEMS.

- Council Liaison Report – Councilman Sean Kelly
- Zoning Administrator Report for November 2025, December 2025, & January 2026
- Zoning Administrator Report Annual Totals for 2025
- Next Planning Commission Meeting Date – March 30, 2026, at 7:30 p.m. (Town Hall)

14. ADJOURNMENT

Note: The regular meeting will end at 10:30 p.m. The remaining items will be held at the next Planning Commission meeting.

****The Town will make every effort to provide reasonable accommodation for deaf people by providing a sign language interpreter. A request for such accommodation must be made at least 48 hours before the meeting to facilitate scheduling.**

****FOR INFORMATION ON TTY/TDD, PLEASE CALL THE MARYLAND RELAY SERVICE AT 7-1-1 OR 800-735-2258**