

**HAMPSTEAD PLANNING & ZONING COMMISSION
MINUTES
November 20, 2024**

The Hampstead Planning & Zoning Commission met on November 20, 2024 at 7:00pm.

Commission Chair Sharon Callahan called the hearing to order at 7:00 p.m. The following Commission Members were present: Sharon Callahan, Lou Konior, Barb Yeager, Deborah Painter, and Charlie Obermayer. Staff Members present were: Town Manager/Zoning Administrator Jim Roark. Andrew Gray, the Carroll County Department of Planning liaison to Hampstead, was also present.

Guests present: Marlene Duff.

Minutes Approval

Mrs. Painter made **a motion to approve the October 23, 2024 Public Hearing minutes**. Mrs. Yeager seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Mrs. Painter made **a motion to approve October 23, 2024 Regular Commission Meeting minutes**. Mr. Konior seconded the motion. The motion passed with five votes for, no votes against, and no abstentions.

Business:

Mr. Roark gave the Zoning Administrator Update.

Carroll County Department of Planning Update:

Andrew Gray gave his Carroll County Department of Planning Update. The Fall 2024 Amendment to the County Water and Sewer Master Plan is in process. The County Planning and Zoning Commission approved the Amendment on November 19, 2024. Mr. Gray discussed the County housing study, and County text amendments pertaining to the Housing Expansion and Affordability Act, Solar Site Design Requirements, and DRRAs. Mr. Gray said that the County is also beginning to work on the update to the Master Plan.

Other Business:

None.

Public Comment:

None.

Mr. Konior made **a motion to adjourn**. Mrs. Yeager seconded the motion. The motion passed with five votes for, no votes against and no abstentions.

ATTEST _____ CHAIR _____