



## CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)  
To Join by Phone: 888-475-4499  
Meeting ID: 858 5579 4151  
Passcode (if asked): #

Maria Buehler  
Wilson Freeland  
Dr. Richard Holler  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

### WEDNESDAY, AUGUST 25, 2021 AGENDA

1. **Meeting called to order.**
  - a. Pledge of Allegiance
2. **Recognition of persons attending meeting.**
3. **Action on proposed agenda.**
4. **Action of Minutes:**
  - a. July 21, 2021 Regular Meeting
5. **Town Center Architectural Action: None**
6. **Major Subdivisions for Final Action: None**
7. **Applications for Site Plan Review: None**
8. **Major Subdivisions Applications for Preliminary Action: None**
9. **Items for Discussion/Action:**
  - a. Hearthstone Place, REPL-138215 - Replatting Lot 8 and Open Space  
[Memo from Judy Holt, Planner II, Planning & Zoning](#)  
[Supporting Documents](#)  
[Presentation](#)
  - b. Prince Frederick Town Center Master Plan Update  
[Memo from Jenny Plummer-Welker, AICP, Long Range Planner, Planning & Zoning](#)  
[Prince Frederick Town Center Master Plan-July 2021 Draft](#)
  - c. Dunkirk Town Center Master Plan Update  
[Memo from Ruth Davis-Rogers, Planner II, Planning & Zoning](#)  
[Presentation](#)
  - d. Planning Commission Operating Documents  
[Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning](#)  
[Draft By-Laws](#)  
[Draft Rules of Procedure](#)
  - e. Returning to Live Meetings  
[Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning](#)  
[Calvert County News Article - August 11, 2021](#)
10. **Items of Interest:**
  - a. Site Plan Applications  
[Application List](#)
  - b. Subdivision Applications  
[Application List](#)
11. **Adjourn.**

**FOOTNOTES:**

1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.

2. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.

3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson

4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.

5. Accommodations for persons with disabilities will be made with reasonable notice.

6. The Planning Commission operates under Roberts Rules.

cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

*This agenda is subject to change and the times listed are approximate.*

*If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.*

*If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at*

*<https://www.calvertcountymd.gov/list.aspx>.*