

THE TOWN OF UNION BRIDGE
PLANNING AND ZONING
COMMISSION MEETING

January 15, 2026

The meeting of the Union Bridge Planning and Zoning Commission was called to order by Commission Chairman Tom Long, on Thursday, January 15, 2026, at 6:32 p.m. Notice of the meeting was given by posting the agenda at the Town Hall, on the Town's website and provision to the Carroll County Times. Commission members Logan Grossnickle; Ed Williar; Amy Kalin; Thomas Marble; Alternate-Kate Kotowski; Town's Attorney, Mandi Porter and Commission chairman, Thomas Long present. Also in attendance was Carroll County Planning liaison, Javier Toro and Town Planning and Zoning Administrator, Mike Reynolds. The attendance sheet is attached to and made a part of these minutes.

Commission Chairman Tom Long asked if there were any additions or corrections to the minutes of the meeting for August 21, 2025. No additions or corrections were mentioned and **Commission Chairman Tom Long stated that the minutes would be accepted as distributed.**

COMMISSION MEMBER ANNOUNCEMENTS

-There were no commission member announcements.

ELMER WOLFE ELEMENTARY PRE-K ADDITION

Dana Clark with Clark/Azar and Bill Caimo with Carroll County Public Schools introduced plans to build an addition for Pre-K students which will be located where the current playground is located.

TOWN ATTORNEY – MANDI PORTER

Nothing to report.

PUBLIC COMMENTS

Javier Toro Comprehensive Planner, Carroll County Comprehensive Planning Division shared the following updates from Carroll County Government:

- Carroll County Master Plan Update – Review of Master Plan in upcoming County Planning & Zoning meeting. Discussion will be on housing, economy and agriculture. Feedback information will be posted on the Carroll County Government Website throughout 2026.
- Zoning Text Amendment – County Commissioners sent the zoning text amendment for the consolidation and relocation of non-conforming off premises use signs to the Planning and Zoning Commission for review and recommendation on October 1st 2025 with further discussions on December 16, 2025. Further review set for discussion on January 20, 2026.
- Zoning Code Review and Revisions – The Department of Planning and Land Management is seeking a consultant who will:
 1. Review and evaluate the relationship between the adopted master plans and the County's current zoning and site development regulations.
 2. Provide expert recommendation for code revisions that will have consistency with County adopted master plans.
- 2025 Annual Report – The County is seeking municipality feedback by March 13, 2026.

NEXT MEETING

The next Planning and Zoning meeting will be held on February 19, 2026 at 6:30 p.m.

ADJOURNMENT

**Commission Member Thomas Marble motioned to adjourn the meeting.
Commission Member Logan Grossnickle seconded and the motion passed.**

Respectfully Submitted

SCANNED
2/20/26

Mike Reynolds

Mike Reynolds - Planning & Zoning Administrator