



THE CITY OF FROSTBURG

Planning Commission Meeting Agenda

Wednesday, June 12, 2024 at 7:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

2. Roll Call

Chair Conrad Best, Karen Krogh, Ray Rase, Adam Ritchey, Richard Russo, Jeff Snyder, and Eric Stevens

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. Approval of the Minutes

A. Minutes from the May 2024 Planning Commission Meeting.

Motion and Second to Approve the Minutes for the May 2024 Planning Commission Meeting.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

6. Project Presentations

7. Discussion Items

By Chair and Members of the Commission

A. 25 Centennial Street / 157 First Street

8. Administrative Business and Communication Received

A. Planning Intern

B. Comprehensive Plan Update

C. House Bill 805: Cannabis Licensee Locations & Restrictions

Map Forthcoming

9. Staff Reports

10. Adjournment



MINUTES

Frostburg Planning Commission Meeting

Wednesday, May 8, 2024 - 7:00 PM

Frostburg Municipal Center Meeting Room - 37 Broadway

The Frostburg Planning Commission Meeting of the City of Frostburg was called to order on Wednesday, May 8, 2024, at 7:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

PRESENT: Conrad Best, Mr.
Eric Stevens,
Jeff Snyder, Mr.
Karen Krogh, Mrs.
Ray Rase, Mr.
Richard Russo, Planning Commission

EXCUSED:

1. CALL TO ORDER

Chair Best called the meeting to order at 6:59 PM.

2. ROLL CALL

Chair Conrad Best, Karen Krogh, Ray Rase, Adam Ritchey, Richard Russo, Jeff Snyder, and Eric Stevens were present. Adam Ritchey was absent.

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. REVIEW AND APPROVAL OF THE MINUTES

4.1. Commissioner Krogh made a motion to approve the February 2024 meeting minutes as presented. Commissioner Rase seconded the motion, a vote was taken, and the minutes were unanimously approved.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

5.1. Diana Wilson, President of Frostburg Rental and Sales, 227 E. Main Street, discussed the potential sale of the Frostburg Rental and Sales building to the owners of Rehab 1st. The purpose of the sale would be for Rehab 1st to open a cannabis dispensary. She stated that the new owners would also intend on purchasing additional properties on the block for parking purposes. She stated that she wanted to make the Planning Commission aware of the potential sale and she feels that the new owners are planning on running a respectable business.

- 5.2. Brian Alderton, 6 S. Mt. Vernon Street, stated that he lives approximately 50 feet away from where the proposed cannabis dispensary will be located and that he would like the City to ensure that adequate distances from residential areas be observed with regard to Zoning for cannabis dispensaries.

6. PROJECT PRESENTATIONS

7. Discussion Items

By Chair and Members of the Commission

7.1. MD House Bill 805 - Cannabis - Licensee Locations - Restrictions

The Commissioners and Staff discussed the recently passed MD House Bill 805 which concerns the restrictions on cannabis licensee locations, and potential updates to the City of Frostburg's Zoning Ordinance as a result of the new legislation. After discussion of various aspects of the new bill and its potential impacts, Commissioner Rase made a motion to table the discussion until next month. The motion was seconded by Commissioner Stevens, a vote was taken, and the motion was unanimously carried.

8. Administrative Business and Communications Received

9. Staff Reports

9.1. Comprehensive Plan Consultant Update

Staff gave an update on the selection of Wallace Montgomery as the Comprehensive Plan consultant. Staff stated that the review committee unanimously voted to select Wallace Montgomery as the consultant for the City's upcoming Comprehensive Plan and that Mayor and Council voted to award them the contract.

10. ADJOURNMENT

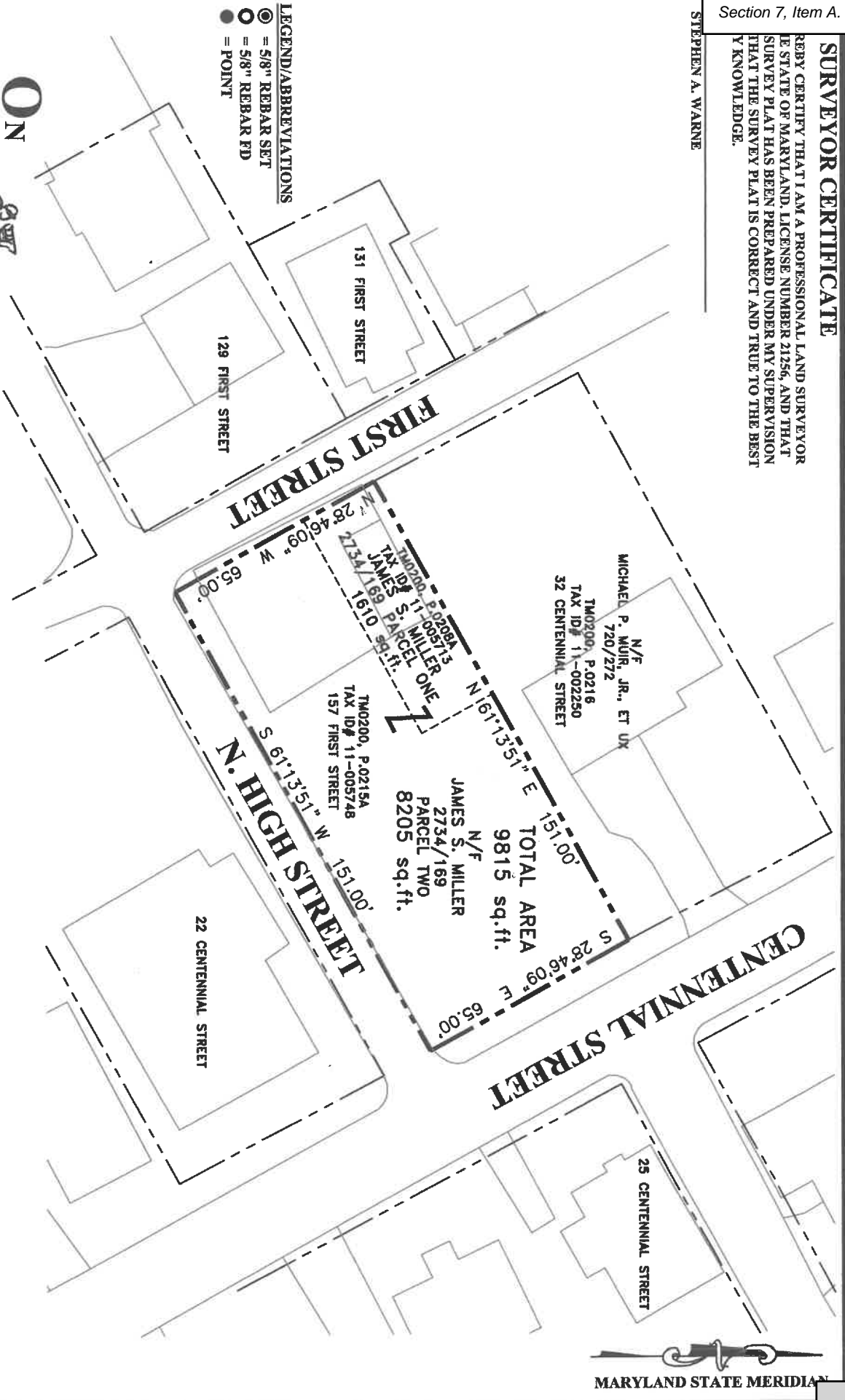
Commissioner Rase made a motion to adjourn, the motion was seconded by Commissioner Snyder, and Chair Best called the meeting to a close at 7:53 PM.

Bethany Fife, Planner / Interim
Community Development Director

SURVEYOR CERTIFICATE

REBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MARYLAND, LICENSE NUMBER 21256, AND THAT THIS SURVEY PLAT HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT THE SURVEY PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE.

STEPHEN A. WARNE



- LEGEND/ABBREVIATIONS
- ⊙ = 5/8" REBAR SET
 - = 5/8" REBAR ED
 - = POINT



SCALE: 1" = 40'

MEYERSDALE, PA
PHONE 240-580-6175

UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE A PROFESSIONAL LICENSED SURVEYOR, THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LOT LINE ADJUSTMENT SURVEY

prepared for
JAMES S. MILLER
25 CENTENNIAL STREET
FROSTBURG, MD 21532

ELECTION DISTRICT # 11
ALLEGANY COUNTY
MARYLAND



▼ 25 centennial st frostburg X Q

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HOUSE BILL 805

A3, L1

(4lr2602)

ENROLLED BILL

— Economic Matters/Finance —

Introduced by **Delegate Wilson**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
_____ day of _____ at _____ o'clock, _____ M.

Speaker.

CHAPTER _____

1 AN ACT concerning

2 Cannabis – Licensee Locations – Restrictions

3 FOR the purpose of altering the distance restrictions applicable to a licensed cannabis
4 dispensary; prohibiting a political subdivision from establishing certain zoning
5 requirements for licensed cannabis dispensaries and certain licensed cannabis
6 growers that are more restrictive than certain zoning restrictions applicable to
7 certain other entities; clarifying the authority of a political subdivision to alter
8 certain distance requirements; authorizing certain individuals to file a protest with
9 the Maryland Cannabis Administration against the renewal of a cannabis license;
10 establishing standards and requirements for the Administration’s consideration of a
11 protest; ~~authorizing certain individuals to file a protest with the Maryland Cannabis~~
12 ~~Administration against the renewal of a cannabis license; establishing standards~~
13 ~~and requirements for the Administration’s consideration of a protest; requiring a~~
14 political subdivision to grant a waiver to certain zoning requirements to a licensed

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

- [Brackets] indicate matter deleted from existing law.
- Underlining indicates amendments to bill.
- ~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.
- Italics* indicate opposite chamber / conference committee amendments.



HOUSE BILL 805

1 cannabis dispensary that was operating before a certain date; and generally relating
2 to cannabis licensees and zoning restrictions.

3 BY repealing and reenacting, without amendments,
4 Article – Alcoholic Beverages and Cannabis
5 Section 1–101(a) and (dd)
6 Annotated Code of Maryland
7 (2016 Volume and 2023 Supplement)

8 BY repealing and reenacting, with amendments,
9 Article – Alcoholic Beverages and Cannabis
10 Section 36–405 and 36–410
11 Annotated Code of Maryland
12 (2016 Volume and 2023 Supplement)

13 BY adding to
14 Article – Alcoholic Beverages and Cannabis
15 Section 36–411
16 Annotated Code of Maryland
17 (2016 Volume and 2023 Supplement)

18 ~~BY adding to~~
19 ~~Article – Alcoholic Beverages and Cannabis~~
20 ~~Section 36–411~~
21 ~~Annotated Code of Maryland~~
22 ~~(2016 Volume and 2023 Supplement)~~

23 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
24 That the Laws of Maryland read as follows:

25 **Article – Alcoholic Beverages and Cannabis**

26 1–101.

27 (a) In this article the following words have the meanings indicated.

28 (dd) (1) “Retail dealer” means a person that sells an alcoholic beverage to any
29 person other than a license holder.

30 (2) “Retail dealer” includes a county dispensary.

31 36–405.

32 (a) **IN THIS SECTION, “UNDULY BURDEN” INCLUDES IMPOSING A ZONING**
33 **REQUIREMENT OR RESTRICTION ON THE USE OF PROPERTY BY A CANNABIS**

HOUSE BILL 805

1 LICENSEE THAT IS MORE RESTRICTIVE THAN THE REQUIREMENTS ESTABLISHED
2 UNDER § 36-410 OF THIS SUBTITLE.

3 (B) A political subdivision may:

4 (1) establish reasonable zoning requirements for cannabis businesses; and

5 (2) decide how to distribute its allocation of revenue under § 2-1302.2 of
6 the Tax – General Article.

7 [(b)] (C) A political subdivision may not:

8 (1) establish zoning or other requirements that unduly burden a cannabis
9 licensee;

10 (2) impose licensing, operating, or other fees or requirements on a cannabis
11 licensee that are disproportionately greater or more burdensome than those imposed on
12 other businesses with a similar impact on the area where the cannabis licensee is located;

13 (3) prohibit transportation through or deliveries within the political
14 subdivision by cannabis businesses located in other political subdivisions;

15 (4) prevent an entity whose license may be converted under §
16 36-401(b)(1)(ii) of this subtitle and that is in compliance with all relevant medical cannabis
17 regulations from being granted the license conversion; or

18 (5) negotiate or enter into an agreement with a cannabis licensee or an
19 applicant for a cannabis license requiring that the cannabis licensee or applicant provide
20 money, donations, in-kind contributions, services, or anything of value to the political
21 subdivision.

22 [(c)] (D) The use of a facility by a cannabis licensee is not required to be
23 submitted to, or approved by, a county or municipal zoning board, authority, or unit if ~~the~~
24 ~~facility:~~

25 (1) THE FACILITY was properly zoned and operating on or before January
26 1, 2023; or

27 (2) ~~is used by a grower, processor, or dispensary that~~ THE CANNABIS
28 LICENSEE:

29 (i) held a Stage One Preapproval for a license before October 1,
30 2022; and

31 (ii) was not ~~operational~~ ACTIVELY ENGAGED IN THE GROWING,
32 PROCESSING, OR DISPENSING OF CANNABIS before October 1, 2022.

1 **[(d)] (E)** A political subdivision or special taxing district may not impose a tax
2 on cannabis.

3 36–410.

4 (a) Beginning July 1, 2023, a cannabis licensee that is operating a dispensary
5 shall:

6 (1) ensure that it has adequate supply for qualifying patients and
7 caregivers;

8 (2) set aside operating hours or dedicated service lines to serve only
9 qualifying patients and caregivers; and

10 (3) ensure that at least 25% of cannabis and cannabis products in the
11 dispensary are from social equity licensees and growers and processors that do not share
12 common ownership with the dispensary.

13 (b) Except as provided in subsection (d) of this section, a licensed dispensary may
14 not locate within:

15 (1) 500 feet of:

16 (i) a pre-existing primary or secondary school in the State, or a
17 licensed child care center or registered family child care home under Title 9.5 of the
18 Education Article; or

19 (ii) a ~~PRE-EXISTING~~ playground, recreation center, library, [or]
20 public park, **OR PLACE OF WORSHIP**; or

21 (2) 1,000 feet of another dispensary under this title.

22 (c) **(1) ~~A EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION,~~**
23 **~~A~~** political subdivision may adopt an ordinance reducing, **BUT NOT INCREASING**, the
24 distance requirements under subsection (b) of this section.

25 **(2) A POLITICAL SUBDIVISION MAY BY ORDINANCE INCREASE THE**
26 **DISTANCE LIMITATION FOR DISPENSARIES UNDER SUBSECTION (B)(2) OF THIS**
27 **SECTION TO NOT MORE THAN ~~2,000 FEET~~ ONE-HALF MILE.**

28 (d) The distance requirements under subsection (b) of this section do not apply to
29 a dispensary license that was:

30 (1) converted under § 36–401(b)(1)(ii) of this subtitle; and

HOUSE BILL 805

(2) properly zoned and operating before July 1, 2023.

(E) A POLITICAL SUBDIVISION MAY NOT ADOPT AN ORDINANCE ESTABLISHING ZONING REQUIREMENTS FOR LICENSED DISPENSARIES THAT ARE MORE RESTRICTIVE THAN ZONING REQUIREMENTS FOR A RETAIL DEALER LICENSED UNDER THIS ARTICLE.

(F) A POLITICAL SUBDIVISION MAY NOT ADOPT AN ORDINANCE:

(1) ESTABLISHING A ZONING REQUIREMENT FOR A LICENSED GROWER CULTIVATING CANNABIS EXCLUSIVELY OUTDOORS IN AN AREA ZONED ONLY FOR AGRICULTURAL USE THAT IS MORE RESTRICTIVE THAN ANY ZONING REQUIREMENTS THAT EXISTED ON JUNE 30, 2023, GOVERNING A HEMP FARM REGISTERED UNDER TITLE 14 OF THE AGRICULTURE ARTICLE IN THE POLITICAL SUBDIVISION; OR

(2) PROHIBITING OUTDOOR CANNABIS CULTIVATION ON A PREMISES THAT WAS PROPERLY ZONED FOR OUTDOOR CANNABIS CULTIVATION ON OR BEFORE JUNE 30, 2023.

(G) A POLITICAL SUBDIVISION MAY:

(1) BY ORDINANCE, ESTABLISH A DISTANCE LIMITATION FOR DISPENSARIES OF UP TO 100 FEET FROM AN AREA ZONED FOR RESIDENTIAL USE; OR

(2) APPLY TO DISPENSARIES THE DISTANCE LIMITATION FOR LICENSED ALCOHOLIC BEVERAGE RETAILERS FROM AN AREA ZONED FOR RESIDENTIAL USE.

(H) A POLITICAL SUBDIVISION SHALL GRANT A WAIVER TO AN ORDINANCE THAT PROVIDES A DISTANCE REQUIREMENT FOR DISPENSARIES UNDER THIS SECTION FOR A LICENSED DISPENSARY THAT WAS IN OPERATION BEFORE APRIL 1, 2024.

36-411.

(A) (1) A PROTEST AGAINST A LICENSE RENEWAL MAY BE FILED WITH THE ADMINISTRATION BY AT LEAST 10 INDIVIDUALS WHO ARE:

(I) RESIDENTS, COMMERCIAL TENANTS WHO ARE NOT HOLDERS OF OR APPLICANTS FOR A LICENSE, OR REAL ESTATE OWNERS; AND

(II) LOCATED WITHIN 1,000 FEET OF THE LICENSED PREMISES.

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(2) A PROTEST AGAINST A LICENSE RENEWAL SHALL:

(I) BE ON THE BASIS OF:

1. A VIOLATION OF THIS TITLE;

2. A VIOLATION OF CIVIL OR CRIMINAL LAW;

3. CONDUCT BY A LICENSEE THAT CREATES OR MAINTAINS CONDITIONS THAT ALLOW OTHER INDIVIDUALS TO ACT IN A MANNER THAT DISTURBS THE PUBLIC PEACE, INCLUDING:

A. OBSTRUCTION OF PUBLIC RIGHTS-OF-WAY BY UNRULY CROWDS;

B. ASSAULT, BATTERY, OR OTHER DISORDERLY CONDUCT THAT DISTURBS THE PUBLIC PEACE;

C. VANDALISM; OR

D. LITTERING; OR

4. ANY OTHER VIOLATION ESTABLISHED BY THE ADMINISTRATION BY REGULATION; AND

(II) BE SIGNED UNDER OATH.

(B) (1) EXCEPT AS PROVIDED UNDER PARAGRAPH (2) OF THIS SUBSECTION, IF A PROTEST AGAINST A LICENSE RENEWAL IS FILED AT LEAST 30 DAYS BEFORE THE LICENSE EXPIRES, THE ADMINISTRATION MAY NOT APPROVE THE RENEWAL WITHOUT HOLDING A HEARING.

(2) THE ADMINISTRATION MAY APPROVE A LICENSE RENEWAL WITHOUT A HEARING IF THE ADMINISTRATION FINDS THAT THE BASIS OF THE PROTEST FILED AGAINST THE RENEWAL IS WITHOUT ANY REASONABLE GROUND.

(C) IN HEARING AND MAKING A DETERMINATION ON A PROTEST FILED AGAINST A LICENSE RENEWAL, THE ADMINISTRATION:

(1) MAY CONSIDER ONLY:

(I) ISSUES ARISING OUT OF SPECIFIC COMPLAINTS ABOUT THE OPERATION OF THE LICENSED PREMISES; AND

HOUSE BILL 805

1 (II) THE PERFORMANCE OF THE LICENSE HOLDER FOR THE
2 4-YEAR PERIOD IMMEDIATELY PRECEDING THE DATE OF THE RENEWAL
3 APPLICATION; AND

4 (2) MAY NOT CONSIDER ZONING ISSUES.

5 (D) THE ADMINISTRATION MAY ADOPT REGULATIONS TO IMPLEMENT THIS
6 SECTION.

7 36-411.

8 (A) (1) A PROTEST AGAINST A LICENSE RENEWAL MAY BE FILED WITH
9 THE ADMINISTRATION BY AT LEAST 10 INDIVIDUALS WHO ARE:

10 (I) RESIDENTS, COMMERCIAL TENANTS WHO ARE NOT
11 HOLDERS OF OR APPLICANTS FOR A LICENSE, OR REAL ESTATE OWNERS; AND

12 (II) LOCATED WITHIN 1,000 FEET OF THE LICENSED PREMISES;

13 (2) A PROTEST AGAINST A LICENSE RENEWAL SHALL:

14 (I) BE ON THE BASIS OF:

15 1. A VIOLATION OF THIS TITLE;

16 2. A VIOLATION OF CIVIL OR CRIMINAL LAW;

17 3. CONDUCT BY A LICENSEE THAT CREATES OR
18 MAINTAINS CONDITIONS THAT ALLOW OTHER INDIVIDUALS TO ACT IN A MANNER
19 THAT DISTURBS THE PUBLIC PEACE, INCLUDING:

20 A. OBSTRUCTION OF PUBLIC RIGHTS OF WAY BY
21 UNRULY CROWDS;

22 B. ASSAULT, BATTERY, OR OTHER DISORDERLY
23 CONDUCT THAT DISTURBS THE PUBLIC PEACE;

24 C. VANDALISM; OR

25 D. LITTERING; OR

26 4. ANY OTHER VIOLATION ESTABLISHED BY THE
27 ADMINISTRATION BY REGULATION; AND

~~(H) BE SIGNED UNDER OATH.~~

~~(B) (1) EXCEPT AS PROVIDED UNDER PARAGRAPH (2) OF THIS SUBSECTION, IF A PROTEST AGAINST A LICENSE RENEWAL IS FILED AT LEAST 30 DAYS BEFORE THE LICENSE EXPIRES, THE ADMINISTRATION MAY NOT APPROVE THE RENEWAL WITHOUT HOLDING A HEARING.~~

~~(2) THE ADMINISTRATION MAY APPROVE A LICENSE RENEWAL WITHOUT A HEARING IF THE ADMINISTRATION FINDS THAT THE BASIS OF THE PROTEST FILED AGAINST THE RENEWAL IS WITHOUT ANY REASONABLE GROUND.~~

~~(C) IN HEARING AND MAKING A DETERMINATION ON A PROTEST FILED AGAINST A LICENSE RENEWAL, THE ADMINISTRATION:~~

~~(1) MAY CONSIDER ONLY:~~

~~(i) ISSUES ARISING OUT OF SPECIFIC COMPLAINTS ABOUT THE OPERATION OF THE LICENSED PREMISES; AND~~

~~(ii) THE PERFORMANCE OF THE LICENSE HOLDER FOR THE 4 YEAR PERIOD IMMEDIATELY PRECEDING THE DATE OF THE RENEWAL APPLICATION; AND~~

~~(2) MAY NOT CONSIDER ZONING ISSUES.~~

~~(D) THE ADMINISTRATION MAY ADOPT REGULATIONS TO IMPLEMENT THIS SECTION.~~

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2024.

Approved:

_____ Governor.

_____ Speaker of the House of Delegates.

_____ President of the Senate.