

**CITY OF LAUREL
MASTER PLAN REVIEW COMMITTEE
MEETING MINUTES- OCTOBER 28, 2025**

The meeting convened in the Council Chambers of the Laurel Municipal Center at 6:07 P.M., with The Honorable Chairman G. Rick Wilson presiding. Committee Members Present: The Honorable Frederick Smalls, The Honorable Stephen Slaughter, Mr. Calvin Burns, Mr. Garrett Jackson, Mr. Sophady Uong and Mr. Mark Plazinski, Chief Police of Laurel Police Department. Staff support in attendance from the Department of Economic & Community Development were Mr. Monta Burrough, Deputy Director, Ms. Alexis Williams, Planner I and Ms. Brooke Quillen, Community Development Coordinator, serving as Secretary to the Master Plan Review Committee. There were approximately one (1) member of the public in attendance.

The Committee, on motion by Mr. Smalls, seconded by Mr. Burns, and all members present, voted to approve the minutes from September 30, 2025, minutes as written.

Mr. Edward Steere, Polestar Analysis and Mr. Mel Freeman, FA-FCG LLP, along with Mr. Burrough announced the next meeting will be held on Wednesday, November 19th, and noted that they are currently working to confirm a December meeting date. Mr. Steere emphasized the goal is to have a strong draft of the updated master plan completed by the end of December. He added redevelopment opportunities will be added to the housing and growth elements. Mr. Steere reminded the Committee that the new master plan will look substantially different from the current version. Additionally, he informed everyone that developers are now required to show how a proposed project meets the current master plan goals and objectives. It was also noted that Prince George's County Master Plan is very generalized versus the City of Laurel which is specific.

Mr. Steere noted that since the last master plan was completed, a house bill was passed requiring that future growth and planning occur in areas where adequate infrastructure and facilities are available. Staff also discussed recent development interests within the city and possible opportunities to expand affordable housing. According to Mr. Steere, recent Census data and online reports indicate that growth has slowed in the City of Laurel. He added that it could become a budget issue long term. Mr. Steere suggested alternatives for the city to avoid this would be to add land, which could increase development in the future and or make updates to existing communities.

The Committee reviewed the current zoning map and identified several potential areas for redevelopment and annexation to help fill existing gaps in the city boundaries. Properties such as the Laurel Hospital, Laurel Racetrack and Konterra were discussed. It was noted by Chairman Wilson that existing residential developments would be more complicated due to increased staff requirements for snow/trash removal, road improvements and police patrol. Mr. Steere stated an industrial park, or commercial offices would be ideal, adding that it would be best to add a plan beyond your boundaries

therefore the opportunity will be there in the future, if it's not in the updated Master Plan then annexing certain properties would be rejected by the State of Maryland. Mr. Steere asked the Committee to think about what the incentives are for people to move into the city of Laurel and where would we like to see more density housing- think about converting commercial spaces into residential or unused parking lots. It was suggested there should be programs to help people stay and we should encourage developers to redevelop existing land. Mr. Wilson suggested the city should make it easier to turn existing commercial properties into residential. Mr. Freeman requested names for neighborhoods instead of numbers on the maps.

Finally, Mr. Steere announced that Committee members will receive draft sections of the plan in stages for review over the coming weeks. He asked staff to compile information on city-owned land, both developed and undeveloped. It was noted next month's meeting will focus on Main Street.

There being no further business, the meeting was adjourned at 8:05 P.M.

Approved: *Brooke Quillen*

Date: 11/19/2025