

**CITY OF LAUREL  
MASTER PLAN REVIEW COMMITTEE  
MEETING MINUTES- SEPTEMBER 30, 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: Mr. Calvin Burns, Ms. Maria Gonzales-Jackson, Ms. Ursula Gnan, Mr. Nadol Hishmeh and Mr. Sophady Uong. 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. Wilson, seconded by Ms. Gonzales-Jackson, and all members present, voted to approve the minutes from May 27, 2025 minutes as written.

Mr. Burrough welcomed everyone back after summer break and thanked all Committee members for being a part of the Master Plan update process. He added since the last meeting staff and other city members have been hard at work updating the Elements Sections in the Master Plan as well as updating all the various maps throughout the document. Mr. Burrough stressed at this point we are on a tight deadline to get the draft done so we can bring it to the Mayor & City Council at the beginning of the year. Mr. Burrough also reminded everyone of the meeting dates for the rest of the year.

Mr. Steere reiterated what Mr. Burrough said, furthermore, he asked the Committee members to come to the next few meetings prepared as there is still a lot to go over. He explained there are certain parts of the Master Plan that the Committee doesn't need to focus on such as Utilities. He added what's really needed is input on Housing and Growth. He reminded the members to continue to send in emails with comments at any time. Mr. Steere also stated the arrangement of topics throughout the document may change as seen fit. He then asked the Committee to start thinking about the Recommendations section for each element. Mr. Steere touched on some of the recent Legislative Bills regarding land use, affordable housing, zoning density and ADU's. Mr. Steere suggested the Committee to be bold with Annexation ideas because for something to be considered in the future, the State of Maryland will not allow it if it is not mentioned in the Master Plan.

Regarding the Land Use Element, there was discussion on starting with the high elevation; big picture, neighborhood mapping (15 neighborhoods), limitations & challenges, equity, overlays generally (*to be detailed in November*), the historic district and special study areas. Mr. Steere suggested using Neighborhood names instead of numbers. There were concerns from the Committee regarding empty parking lots in the City and how they can be used in the future. Overlays will be covered at another future meeting. Equity is a social issue, not a land use issue; this topic was covered at the February or March meeting.

Next, the Element for Recreation Facilities, and the consultants, committee and staff discussed the strategies under the Patuxent River Policy Plan, recommendations for stream buffer determination, floodplain – should discuss NOMA. The committee and staff were asked what else could be added to this section. Most of this section has been updated already by staff as noted by Mr. Burrough. Goals and objectives for each section in each chapter will be a new feature per Mr. Steere.

The next topic was the Sensitive Areas Element. There were conversations regarding the five (5) major subheadings within this element, parks and recreation crosses over w/ human resources & senior services, the commission was asked to think about if facilities are not all Parks and Recreation– it was questioned, should we have a separate subsection and also identify, if any, the recycling sites in City of Laurel. The Committee stated the community rarely have to use the County dump as they can pay an extra fee for DPW special pickups. Mr. Steere would like the Committee to identify the underground water systems that could be daylit.

The consultants explained objectives for the October meeting and what the avenues are for continual feedback. The next meeting will be held on October 28, 2025, and then November 19, 2025, which is a Wednesday because that Tuesday the Council Chambers are not available. The Committee will think about if we will need to meet in December. Remember growth is horizontal, vertical and economical.

The Committee questioned when the public hearings will be held. It is important to hold these meetings so the public can feel like their input matters.

There being no further business, the meeting was adjourned at 8:06 P.M.

**Approved:** *Brooke Quillen*

**Date:** 10/28/2025