



TOWN OF RISING SUN
PLANNING COMMISSION
November 17, 2025 @ 5:30 PM

MEETING AGENDA

1. **CALL TO ORDER & WELCOME** - Chairperson
2. **ROLL CALL** - Board Secretary
3. **OPENING COMMENTS** - Chairperson
 - a. One case before the Planning Commission
 - Requested Review of Preliminary and Final Site plan for Pond Valley Farms (Knutsen)
 - b. Introduction of Town Attorney as Hearing Officer
4. **PCLD CASE #2023-02P - Stephens Preserve** - Hearing Officer
 - Introduction of the Pond Lake Preliminary/Final Plan Approval.
 - Review of Public Notices
 - Review of Public Comment Rules
 - Review of Contents of the Record
 - Review of Hearing Plan
 - Declaration of Conflict of Interest *"Is there any one currently serving on this board who feels that they have a conflict of interest or the appearance of a conflict of interest if they were to participate in these proceedings?"*
5. **PRESENTATION OF APPLICANTS CASE**
 - a. Witness Testimony
 - b. Cross Examination
 - c. Questions from Board

This agenda is being presented as a general listing of the events of business that will come before this board. Although the Board makes every attempt to plan and anticipate any items requiring action of the board, the agenda is intended to be a planning tool to keep the meeting moving forward. Draft Agenda originally posted 11/10/25

6. PRESENTATION OF STAFF REPORT

- a. Zoning Officers Report
- b. Engineers Site Plan Review & Report
- c. Engineers Sewer and Water Utilities Review & Report
- d. Planning Commission Recommendation
- e. Questions from the Board

7. PUBLIC COMMENTS/TESTIMONY FOR OR AGAINST

- a. Consistent with the Rules for Public Comment, members of the public present who wish to comment to the Board will be given three (3) minutes each to do so.

** Note - All persons wishing to speak must provide their name, spelling and address and confirm if they are a Town resident or property owner in town.

8. CLOSING STATEMENT BY THE APPLICANT

- 9. Option for Board to adjourn to Closed Session, consistent with the Maryland Open Meeting Act, to obtain legal advice from Counsel. If Board does adjourn to Closed Session it will re-convene in Open Session immediately thereafter.**

10. BOARD DELIBERATION

11. BOARD ACTION, DECISIONS OR INSTRUCTIONS

12. NEXT STEPS AND PROCESS MOVING FORWARD

- Hearing Officer

- Disposition of Tonight's Action – Discussion of any conditions
- Final Stormwater Plan Review and acceptance by the Town Engineer
- Public Works Agreements
- Recording of final plat

13. Adjournment