



TOWN OF RISING SUN
PLANNING COMMISSION

April 20, 2026 @ 5:30 PM

MEETING AGENDA

1. **CALL TO ORDER & WELCOME** - Chairperson
2. **ROLL CALL** - Board Secretary
3. **OPENING COMMENTS** - Chairperson
 - a. Two cases before the Planning Commission
 - Requested Review of Concept Plan Approval for Mavis Tire
 - Requested Review of Concept Plan for Amber Fields
 - b. Introduction of Town Attorney as Hearing Officer
4. **PCLD CASE #2026-01C - Mavis Tire** - Hearing Officer
 - Introduction of the Mavis Tire Concept Plan
 - 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 4/17/26

6. PRESENTATION OF STAFF REPORT

- a. Zoning Officers Report
- b. Engineers Site Plan Review & Report
- c. Staff Recommendation to the Commission
- d. 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

***** 10 MINUTE RECESS *****

- 13. **PCLD CASE #2026-02C - Amber Fields** - Hearing Officer

- Introduction of the Amber Fields Concept Plan
- 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?"*

14. PRESENTATION OF APPLICANTS CASE

- a. Witness Testimony
- b. Cross Examination
- c. Questions from Board

15. PRESENTATION OF STAFF REPORT

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17. CLOSING STATEMENT BY THE APPLICANT

18. 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.

19. BOARD DELIBERATION

20. BOARD ACTION, DECISIONS OR INSTRUCTIONS

21. NEXT STEPS AND PROCESS MOVING FORWARD

- Hearing Officer

22. Adjournment