



**CITY OF ABERDEEN
PLANNING COMMISSION REGULAR MEETING AGENDA**

**60 North Parke Street
Aberdeen, Maryland 21001
www.aberdeenmd.gov
Council Chambers
February 11, 2026, 6:00 PM**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MEETING MINUTES

C.1 January 14, 2026 Planning Commission Meeting Minutes

D. BUSINESS ITEMS - *Public comments will be allowed at the discretion of the Commission before any action of the Commission is taken. Public comments are limited to 3 minutes and must be pertinent to the subject matter on the agenda.*

D.1 Revised Preliminary Site Plan for Festival Square at Franklin Street; Presented by Mitch Ensor with Bay State Land Services.

[Revised Preliminary Site Plan for Festival Square 1.29.26.pdf](#)

[Apartment Plan Layout 7.07.2020.pdf](#)

[Franklin and Parke Design .pdf](#)

D.2 Discussion on TOD District & Maryland House Bill 538

[TOD Concepts for U.S. Route 40 and Franklin Street.pdf](#)

[CH122 - Recent Copy of HB538.pdf](#)

[HB538-FAQ turning the key 02.06.25.pdf](#)

D.3 Discussion on Maryland House Bill 0099

[HB0099.pdf](#)

[MML final proposal 2026.pdf](#)

[Draft letter in support of HB0099.pdf](#)

E. PUBLIC COMMENT - *Public comments are limited to 3 minutes and must be pertinent to the subject matter on the agenda.*

F. ADJOURNMENT

Under Md. Code Ann., General Provisions Article §3-305(b), all or any portion of public meetings are subject to closure.