



Howard County Council

Zoning Board of Howard County

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

BOARD MEMBERS

David Yungmann, Chairperson
Liz Walsh, Vice Chairperson
Opel Jones
Deb Jung
Christiana Rigby

Kel Berg, Board Administrator

Minutes (Approved)
Zoning Board Administrative Meeting
Wednesday, March 11, 2026, 7:00 p.m.
Banneker Room and Web-based Virtual Meeting
Streamed at <https://cc.howardcountymd.gov/watch-us>

Members Present: David Yungmann, Zoning Board Chairperson; Liz Walsh, Zoning Board Vice Chairperson, Deb Jung, Zoning Board Member and Christiana Rigby, Zoning Board Member.

Staff Present: Kel Berg, Board Administrator; David Moore, Principal Attorney and Kiasten Miller, Administrative Assistant.

The Chairperson called the meeting to order at **7:02** p.m.

The Chairperson stated that the purpose of this Zoning Board Administrative Meeting is to decide whether the Zoning Board or the Hearing Examiner will hear a Zoning Board case currently on the docket.

Approval of Minutes

Chair Yungmann moved to approve the minutes of February 25, 2026. The motion was seconded by Ms. Jung.

The roll call vote called by the Administrator on the motion was: Yea: Board Members Jung, Rigby, Walsh and Yungmann.

The motion to approve the minutes passed.

Case Consideration

As a brief overview, the Zoning Board is meeting pursuant to Article II of the Hearing Examiner Rules regarding Meetings, Hearings and Sessions. In the matter of scheduling, a Zoning Board Administrative Meeting must be held to decide if the Zoning Board will hear a petition under Howard County Code §16.203A(a)(4) based upon the petition and supporting documents. The Zoning Board shall vote to keep the petition or vote to forward the petition to the Hearing Examiner.

Discussion on ZB 1132M – Columbia Concepts, LLC

Amended Preliminary Development Plan Petition for Long Reach Village Center in the New Town Zoning District of Columbia to permit Major Village Center Redevelopment in accordance with the proposed plan.(8775 Cloudleap Court, Columbia, MD 21045)

Discussion on ZB 1132M – Columbia Concepts, LLC

Ms. Walsh asked if someone could ensure compliance with the Maryland State Ethics Law in regard to disclosure of financial interests and campaign donations. Mr. Moore replied that he reached out to counsel on this issue for a previous case at the Zoning Board's request. He stated that this is an Ethics Commission jurisdictional issue.

Mr. Yungmann asked if the Zoning Board had a concern that a filing was incomplete and the case was already referred to the Hearing Examiner what action could the Zoning Board take. Mr. Moore replied that the Zoning Board could not address the matter until the case was back before the Zoning Board. Mr. Moore stated that he could let the Hearing Examiner know the issues raised regarding disclosures at the Board's direction.

The Board Administrator stated that counsel for case ZB1132 was Owen Jarvis, who was on the webex, and Mr. Yungmann stated that since counsel was able to hear the discussion Mr. Moore would not need to reach out to him.

Ms. Walsh stated that she would like the Zoning Board to know in advance that the requisite disclosures had been satisfied. Mr. Moore stated that the ethics rules required the disclosures and not the petition. Ms. Walsh stated that the Hearing Examiner could decline to hear the case until the disclosures were made and that by the time the case returns to the Zoning Board the issue should be resolved.

Motion and Vote

Ms. Jung moved to approve that the Hearing Examiner hear ZB 1132M. The motion was seconded by Ms. Walsh.

The roll call vote called by the Administrator on the motion was: Yea: Zoning Board Members Jung, Rigby, Walsh and Yungmann.

The motion to approve that the Hearing Examiner hear ZB 1132M passed.

Next Steps

This case will be scheduled for March 13, 2026 at 10am.

Adjourned: **7:12 p.m.**