



**CALVERT COUNTY  
PLANNING COMMISSION PUBLIC HEARING -  
7:00 P.M.**

In-Person at the County Administration Building (CAB)  
Chesapeake Room/Ground Floor  
150 Main Street, Prince Frederick, MD 20678  
Virtual via TEAMS and to Join by Phone: 1-872-216-2953  
Meeting ID: 299 248 548 964 4  
Passcode (if asked): PX2gm3vA  
Meetings-on-Demand to View Live:  
<https://www.calvertcountymd.gov/1501/Meetings-On-Demand>

David Bury  
Victor W Freeland  
Christopher J Gadway  
Greg Kernan  
James S McQueen Sr.  
John Toohey  
Dale Weems

**WEDNESDAY, FEBRUARY 18, 2026  
AGENDA**

1. **Call to Order, Determination of Quorum.**
2. **Pledge of Allegiance.**
3. **Presentation by staff summarizing the item.**
  - a. Text Amendment (TA) Case #26-01 - Amendment to the Ten-Year Comprehensive Solid Waste Management Plan 2019-2028  
Testimony of agencies in relation to the item.  
Questions by Planning Commission to staff and/or agencies.  
Presentation by applicant (where applicable).  
Questions by Planning Commission to applicant (where applicable).  
Testimony.  
Concluding comments of applicant (where applicable).  
Concluding comments of staff.  
Concluding questions by Planning Commission members.  
Public Comment.  
Action.  
[Memo from James Ritter, Enterprise Fund Operations Deputy Director, DPW Added Text to the Calvert County Comprehensive Solid Waste Management Plan Update 2019-2028](#)  
[Legal Notice](#)
  - b. Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center Master Plan (Dec2025 Draft)  
Testimony of agencies in relation to the item.  
Questions by Planning Commission to staff and/or agencies.  
Presentation by applicant (where applicable).  
Questions by Planning Commission to applicant (where applicable).  
Testimony.  
Concluding comments of applicant (where applicable).  
Concluding comments of staff.  
Concluding questions by Planning Commission members.  
Public Comment.  
Action.  
[Memo from Tay Harris Long Range Planner PZ Presentation](#)  
[Attachment 1 : Chapter 1 Town Centers and Chapter 3: Dunkirk Town Center](#)

Master Plan (Dec 2025 Draft) with Track Changes  
Attachment 2: Chapter 1: Town Centers and Chapter 3: Dunkirk Town Center  
Master Plan (Dec. 2025 Draft) without Track Changes  
Attachment 3: Legal Notice  
Attachment 4: List of People Commenting

4. **Action.**
5. **Adjourn.**

**Footnotes:**

1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
  2. Public comments shall be held according to Calvert County Ordinance No. 51-21 and 6-89.
  3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
  4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
  5. Accommodations for persons with disabilities will be made with reasonable notice.
  6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; County Attorney's Office, Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

*This agenda is subject to change and the times listed are approximate.*

*If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.*

*If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at <https://www.calvertcountymd.gov/list.aspx>.*