



# Frederick County Planning Commission

## AGENDA

**9:30 a.m. Wednesday, January 21, 2026**  
**First Floor Hearing Room, 12 E. Church St., Frederick, MD**

### IN-PERSON MEETING

**Public comment may be provided in person or by the options noted below\***

#### **Notices and Reminders**

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Agenda items will be reviewed in the listed order; however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

#### **\*Providing Public Testimony**

Public comments will be accepted via email at [PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov) and by voicemail at 855-925-2801, meeting code 8768. To leave a message, press \*2. Voicemail messages should include the caller's name, address, and the agenda item you are commenting on at the beginning of the message. In order to be placed in a queue for live public comment, press \*3. The [public portal](#) is also available to watch the live meeting and/or submit comments for the public record. The public is reminded that all comments, both written and oral, will be made part of the public record. Any individual who wishes to testify on one of the items is required to be sworn in.

- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

#### **Applicants**

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments (including emailed correspondence) must be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 (tty: use Maryland relay) to make arrangements no later than seven (7) working days prior to the meeting.

#### **Upcoming Planning Commission Meetings:**

February 11, 2026 @ 9:30 a.m.  
February 18, 2026 @ 9:30 a.m.

#### **For more information contact**

Department of Development Review and Planning  
301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



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1. **ROLL CALL**

2. **MINUTES TO APPROVE**

September 10, 2025

**DECISION**

3. **EXECUTIVE COMMITTEE REPORT**

4. **PLANNING COMMISSION COMMENTS**

5. **AGENCY COMMENTS/AGENDA BRIEFING**

**INFORMATIONAL**

6. **FALL 2025 CYCLE – WATER AND SEWERAGE PLAN AMENDMENTS**

**FINDING OF CONSISTENCY**

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan or a municipal comprehensive plan.

*Andrew Stine, Principal Planner II, Livable Frederick*

a) **WS-25-20** Vista Pointe LLC (Daugherty, Ferris, & Brylawski Properties).  
Reclassification of 185.2 acres from W-1 & W-4/Dev, S-1 & S-4/Dev to W-3/Dev, S-3/Dev. Tax Map 091F, Parcel 0099, and Tax Map 091I, Parcels 0240 & 1937.

b) **WS-25-21** Standard Development Partners LLC (Becker Building Company LLC).  
Reclassification of 8.1 acres of an 11.54-acre property from W-5/Dev, S-5/Dev to W-3/Dev, S-3/Dev. Tax Map 057I & 067C, Parcel(s) 1168.

A presentation display is available to view [HERE](#)

7. **HOUSING ELEMENT**

**WORKSHOP**

**60-DAY REVIEW COMMENTS**

*Kimberly Gaines, Director, Livable Frederick*

*Karin Flom, Principal Planner II, Livable Frederick*

*Denis Superczynski, Livable Frederick Planning Manager*

[Full Housing Element – Red Line](#)  
[Full Housing Element – Clean](#)  
[Housing Element 60-Day Review Comments](#)

A presentation display is available to view [HERE](#)



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8. **INVESTING IN WORKERS AND WORKPLACES**

**WORKSHOP**

**SOUTH FREDERICK ZONING MAP AMENDMENTS**

*Kimberly Gaines, Director, Livable Frederick*

*Denis Superczynski, Livable Frederick Planning Manager*

*John Dimitriou, Livable Frederick Design Planner*