

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
February 13, 2019

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Bob White, Chair; Carole Sepe, Vice-Chair; Sharon Suarez, Secretary; Sam Tressler; Craig Hicks; Terry Bowie; Joel Rensberger

Staff Present: Jim Gugel, Planning Director; Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Tim Goodfellow, Principal Planner; Jerry Muir, Principal Planner; Denis Superczynski, Principal Planner; Graham Hubbard, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 a.m.

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

December 12, 2018 – Mr. Tressler moved to approve the said minutes as written. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	6-0-0-1
FOR:	6 – Tressler, Rensberger, White, Suarez, Hicks, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Sepe

December 19, 2018 – Mr. Rensberger moved to approve the said minutes as written. Mr. Hicks 2<sup>nd</sup>.

<u>VOTE</u>	6-0-0-1
FOR:	6 – Rensberger, Hicks, White, Suarez, Tressler, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Sepe

January 9, 2019 – Mr. Hicks moved to approve said minutes as written. Mr. Tressler 2<sup>nd</sup>.

<u>VOTE</u>	6-0-0-1
FOR:	6 – Hicks, Tressler, White, Suarez, Bowie, Rensberger
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Sepe

January 16, 2019 – Mr. Rensberger moved to approve said minutes as written. Mr. Tressler 2<sup>nd</sup>.

<u>VOTE</u>	7-0-0-0
FOR:	7 – Rensberger, Tressler, White, Sepe, Suarez, Hicks, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

### **3. PLANNING COMMISSION COMMENTS**

Mr. Rensberger updated the members on letter to the County Executive that was discussed at the October 10, 2018 meeting, and drafted on behalf of the Planning Commission. At that meeting, the Commission reviewed and approved two site plans involving venues that became permissible due to Bill #18-24, regarding farm breweries and wineries hosting events where alcohol is served. Although the plans were approved, the Commission took into consideration public testimony expressing concerns over potential problems, such as drinking and driving away from these locations, especially on dark, rural roads, with no regular police presence; and therefore resolved to send a letter to the County Executive asking her to engage the Sheriff's Department on this subject to see if there is anything proactive that can be done to raise awareness.

The Commission voted 7-0 in favor of addressing the letter to the County Executive and the Sheriff's Department, and copy to the County Council.

### **4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on today's agenda being a lengthy one. He noted that applicants were made aware that some items may be continued to next week, on February 20<sup>th</sup>, along with two non-Development Review items and a Livable Frederick workshop. Looking into March, a Livable Frederick public hearing will be held on March 6<sup>th</sup> at 7:00 pm and the regular meeting will be Wednesday, March 13<sup>th</sup>.

### **5. MONOCACY RIVER MANAGEMENT PLAN**

The Planning Commission discussed comments received and testimony from their January 16, 2019 public hearing on the Monocacy River Board's 2018 Recommended Monocacy River Management Plan in order to formulate a recommendation.

#### **Staff Presentation:**

Tim Goodfellow, Principal Planner

**Decision:** Mr. Rensberger made a motion to recommend denial of the 2018 Monocacy River Management Plan to the County Council. Ms. Suarez 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Rensberger, Suarez, White, Sepe, Tressler, Hicks, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Mr. Tressler then made a motion to recommend to the Council to consider Frederick County taking legal steps as necessary to create its own Monocacy River plan. Mr. Hicks 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Tressler, Hicks, White, Sepe, Suarez, Bowie, Rensberger
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

### **6. TRANSPORTATION PRIORITIES REVIEW**

Identification of State and County highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the County Executive and the State Delegation will be forwarded to the Maryland Department of Transportation on April 1, 2019.

**Staff Presentation:**

Ron Burns, Transportation Engineering Manager

**Decision:** It was a consensus of the Commission to move forward with recommended modifications.

**SITE PLAN**

**DECISION**

a) Discovery Center 7-11 – The Applicant requested Site Plan approval to remove the existing carwash and construct a 3,010 s.f. convenience store and auto filling station on a combined lot of .91-acres. Located along Woodsboro Pike and Stauffer Road. Tax Map: 58, Parcel: 81; Zoned: Planned Unit Development (PUD); Planning Region: Walkersville SP 86-09 (A/P#19001 APFO#19002 FRO#19003)

**Applicant Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:** Todd Magiera, Kimley-Horn and Associates

**Public Comment:**

Dawn Vanderau

Stan Mordensky

**Decision:** Mr. Tressler made a motion to approve the Site Plan, including APFO with modifications and conditions as listed in the staff report and amended and 2<sup>nd</sup> by Mr. Rensberger, to:

- Add a more clearly indicated bike rack on the site plan
- Exclude Condition #8 as presented
- Investigate a connection to the eight (8) adjacent parking spaces via steps and rails

VOTE      6-0-0-1

FOR:      6 – Tressler, Rensberger, White, Sepe, Suarez, Bowie

AGAINST:      0

ABSTAIN:      0

ABSENT:      1 – Hicks

***Mr. White left the meeting. When it reconvened after the lunch break, Ms. Sepe presided.***

b) Damascus Road Community Church – The Applicant requested Site Plan approval to construct a 13,735 s.f. (805 seat) sanctuary building on a 36.00-acre site. Located at 12826 Old National Pike, 500' east of Bartholows Road. Tax Map: 89, Parcel 29; Zoned: Agricultural; Planning Region: New Market SP 95-40A (A/P#18763 APFO#18764 FRO#18765)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Lee Miller, Terra Solutions Engineering, LLC; Mark Schaefer, Schaefer Construction Management, Inc.

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	5-0-0-2
FOR:	5 – Tressler, Rensberger, Sepe, Suarez, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, White

## **8. PRELIMINARY PLAN**

a) Arcadia Business Park – The Applicant requested Preliminary Plan approval to subdivide a 63.24-acre site into five (5) lots. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown S1140 (A/P#18863 APFO#18864 FRO#18865)

**Staff Presentation:**

*Graham Hubbard, Principal Planner*

**Applicant Presentation:**

Fran Zeller, Harris, Smariga and Associates, Inc.; Matt Holbrook, Dan Severn, St. John's Properties, Applicant

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Preliminary Plan with conditions as listed in the staff report. Ms. Suarez 2<sup>nd</sup>.

<u>VOTE</u>	5-0-0-2
FOR:	5 – Tressler, Suarez, Sepe, Bowie, Rensberger
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, White

## **9. SITE PLAN**

a) Arcadia Business Park, Lot 1 – The Applicant requested Site Plan approval as a Planned Commercial/Industrial Development to construct two (2) one-story buildings totaling 80,160 s.f. on a 9.87-acre site. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP 04-11 (A/P#18853 APFO#18854 FRO#18855)

**Staff Presentation:**

*Graham Hubbard, Principal Planner*

**Applicant Presentation:**

Fran Zeller, Harris, Smariga and Associates, Inc.; Matt Holbrook, Dan Severn, St. John's Properties, Applicant

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	5 – Tressler, Rensberger, Sepe, Suarez, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, White

b) Arcadia Business Park, Lot 3 – The Applicant requested Site Plan approval as a Planned Commercial/Industrial Development to construct a one-story 123,760 s.f. building on a 15.90-acre site. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86, Parcel: 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP 04-11(A/P#18859 APFO#18860 FRO#18861)

**Staff Presentation:**

*Graham Hubbard, Principal Planner*

**Applicant Presentation:**

Fran Zeller, Harris, Smariga and Associates, Inc.; Matt Holbrook, Dan Severn, St. John's Properties, Applicant

**Public Comment:**

None

**Decision:** Mr. Bowie made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	5 – Bowie, Rensberger, Sepe, Suarez, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, White

*The following item was heard out of sequence due to Applicant time constraints.*

c) Westview South Wendy's – The Applicant is requesting Site Plan approval for a 2,562 s.f. restaurant on a 45,000 s.f. site zoned MXD. Located at the intersection of MD 85 and Executive Way in the Westview South Saul Center MXD south of Frederick. Tax Map: 86, Parcel: 3; Zoned: MXD; Planning Region: Frederick SP 98-36 (A/P#18976 APFO#18977 FRO#18978)

**Staff Presentation:**

*Denis Superczynski, Principal Planner*

**Applicant Presentation:**

Mark Griffin, Linear! Architecture; Dave Trostle, Frederick Seibert & Associates

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Site Plan with modifications and conditions as listed in the staff report. Mr. Bowie 2<sup>nd</sup>.

<u>VOTE</u>	5-0-0-2
FOR:	5 – Rensberger, Bowie, Sepe, Suarez, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, White

***The following two items are postponed until February 20, 2019 meeting at 9:30 am.***

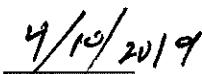
d) Urbana Corporate Retail Center – The Applicant is requesting Site Plan approval for a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre site. Located at the intersection of MD 80 and Bennett Creek Avenue in the Urbana Office Research Center (ORC) MXD in Urbana. Tax Map: 96, Parcel: 113; Zoned: MXD; Planning Region: Urbana SP 03-09 (A/P#18949 APFO#18950 FRO#18951)  
*Denis Superczynski, Principal Planner*

e) YMCA of Frederick County – The Applicant is requesting Site Plan approval for development of an 85,078 s.f. YMCA recreation facility and a 40,000 s.f. professional office and medical clinic building on a 20.22-acre site. Located on the east side of MD 80, Fingerboard Road, southwest of Pontius Court. Tax Map: 96, Parcel(s): 192 and 4; Zoned: Institutional/General Commercial; Planning Region: Urbana SP (A/P#18745 APFO#18746 FRO#18747)  
*Tim Goodfellow, Principal Planner*

Meeting adjourned at 3:32 pm  
Respectfully Submitted,



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Bob White, Chair



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Date