

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
June 12, 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: Steve Horn, Division Director; Mike Wilkins, Development Review Director; Jim Gugel, Functional Planning Coordinator; Kathy Mitchell, Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Anne Bradley, Land Preservation Administrator; Tim Goodfellow, Principal Planner; Graham Hubbard, Principal Planner; Shannon O'Neil, Land Preservation Planner; John Dimitriou, Principal Planner; Denis Superczynski, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

May 8, 2019 – Mr. Tressler moved to approve said minutes as written. Mr. Hicks 2nd.

<u>VOTE</u>	5-0-1-1
FOR:	5 – Tressler, Hicks, White, Sepe, Suarez
AGAINST:	0
ABSTAIN:	1 - Bowie
ABSENT:	1 - Rensberger

3. PLANNING COMMISSION COMMENTS

Mr. Hicks voiced concerns regarding the Livable Frederick Master Plan (LFMP) after reading an article in the May 28th Frederick News Post, stating that the Planning Commission would be voting on the Plan at its June 12th meeting. Mr. Hicks questioned why the Livable Frederick Master Plan Resolution is on today's agenda to be voted on and transmitted to the County Council, when the Planning Commission had already voted at its May 8, 2019 meeting to approve and forward the Plan to the Council.

Mr. Horn responded that this is procedural; that the County's charter requires a formal action by resolution to transfer the Livable Frederick Master Plan to the Council; and is also a state requirement. After some discussion, Mr. Hicks made a motion to affirm a request that Staff keep the Planning Commission informed of any Council workshops regarding the Plan, so that any Planning Commission member may attend. After Ms. Mitchell informed the members that there is no further role in the process, it would not be appropriate to attend as a whole. Ms. Sepe then amended the motion to stress that if the Planning Commission members attend any LFMP workshops, it would be as individual citizens and not as a Planning Commission body. The vote was 7 – 0 in favor.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the commission on the upcoming July 10th meeting; noting that currently there are two development review items on the agenda and potentially will have two bills that involve changes to the zoning ordinance; along with a Water and Sewerage Triennial update. He also introduced a new Principal Planner, Ashley Moore, to the Planning Commission.

5. **EDUCATIONAL FACILITIES MASTER PLAN**

The Superintendent's Draft Educational Facilities Master Plan (EFMP) was presented for a finding of consistency with the County Comprehensive Plan.

Holly Nelson from Frederick County Public Schools was also in attendance to answer questions.

Staff Presentation:

Jim Gugel

Public Comment:

Eric Soter

Decision: Mr. Tressler made a motion to find the Superintendent's Recommended 2019 Educational Facilities Master Plan to be consistent with the County Comprehensive Plan. Mr. Hicks 2nd.

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

6. **PRELIMINARY PLAN**

a) Westview South, Phase 3 – The Applicant requested Preliminary Subdivision approval for development of 42 single-family attached dwelling units (townhome lots) on a 3.1-acre site. Located on the north side of Delegate Place, 800 feet northeast of the New Design Road/Executive Way intersection. Tax Map: 85, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Frederick S905 (A/P#19262 APFO#19266 FRO#19267)

Staff Presentation:

Tim Goodfellow

Applicant Presentation:

Chris Smariga, Harris, Smariga & Associates; Brian Morris, Matan Properties, LLC

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Preliminary Subdivision Plan and the APFO LOU as listed in the staff report. Mr. Rensberger 2nd.

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

7. **SITE PLAN**

a) Westview South Residential, Phase 3 – The Applicant requested Site Development Plan approval for development of 42 single-family attached dwelling units (townhome lots) on a 3.1-acre site. Located on the north side of Delegate Place, 800 feet northeast of the New Design Road/Executive Way intersection.
Tax Map: 86, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Frederick SP98-36 (A/P#19265 FRO#19267)

Staff Presentation:

Tim Goodfellow

Applicant Presentation:

Chris Smariga, Harris, Smariga & Associates; Brian Morris, Matan Properties, LLC

Public Comment:

None

Decision: Ms. Sepe made a motion to approve the Site Plan as listed in the staff report. Mr. Tressler 2nd.

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

8. **PRELIMINARY PLAN**

a) Linganore Town Center, South Commercial Retail Center - The Applicant requested Preliminary Subdivision approval for development of 9 lots on a 17.8-acres site. Located on the south side of Old National Pike at Eaglehead Drive. Tax Map: 79, Parcel: 34; Zoned: Planned Unit Development (PUD); Planning Region: New Market
S829T (A/P#19092 APFO#19093)

Staff Presentation:

Tim Goodfellow, Principal Planner

Applicant Presentation:

Jason Wiley, Oakdale Investments, LLC; Tim Crawford, Eric Soter, Rodgers Consulting; Joe Caloggero, Traffic Group

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Preliminary Subdivision Plan and the APFO LOU Amendment as listed in the staff report. Ms. Suarez 2nd.

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

9. SITE PLAN

a) Center 85 at Westview South, Lots 201, 202, 203 - The Applicant requested Site Plan approval to construct office/warehouse buildings on Lots 201-203, on a 32.5-acre portion of the approved Westview South MXD project. Located on the south side of Executive Way, between New Design Road and Buckeystown Pike (MD 85). Tax Map: 86, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Adamstown
SP98-36 Lot 201 (A/P#19326 APFO#19327 FRO#19328)
SP98-36 Lot 202 (A/P#19329 APFO#19330 FRO#19331)
SP98-36 Lot 203 (A/P#19332 APFO#19333 FRO#19334)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Brian Morris, Matan Properties, LLC; Chris Smariga, Harris, Smariga & Associates

Public Comment:

None

Decision: Ms. Sepe made a motion to approve the (3) Site Plans with conditions and modifications as listed in the staff report, including additional condition #2 as discussed, and amended. Mr. Tressler 2nd.

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

b) Urbana One, LLC – The Applicant requested Concept Site Plan Approval for a 7,400 s.f. office building to be located on a 0.45-acre site in the Village Center zoning district. Located on the east side of Urbana Pike near the intersection of Mantz Lane and Brien Alley in Urbana. Tax Map: 96, Parcel: 116; Zoned: Village Center (VC); Planning Region: Urbana
SP03-07 (A/P#19347)

Staff Presentation:

Denis Superczynski

Applicant Presentation:

Fran Zeller, Harris, Smariga & Associates; Joe Laberto, Urbana One, LLC

Public Comment:

None

Decision: Mr. Rensberger made a motion to approve the Concept Site Development Plan with conditions as specified in the staff report including a change to Condition #2, to change side yard setback to 6 feet. Mr. Tressler 2nd.

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

10. MALPF EASEMENT APPLICATIONS REVIEW

Staff presented 12 applications submitted for the Maryland Agricultural Land Preservation Foundation (MALPF) funding cycle for the purchase of preservation easements. The request was for a finding of consistency with the County Comprehensive Plan for MALPF applications.

Staff Presentation:

Anne Bradley

Shannon O'Neil

Public Comment:

None

Decision: Mr. Hicks made a motion to find the (12) Fiscal Year 2020 Maryland Agricultural Land Preservation Foundation (MALPF) applications to be consistent with the County Comprehensive Plan, as listed in the staff report. Mr. Rensberger 2nd.

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

11. 2018 ANNUAL PLANNING REPORT

Staff will presented the 2018 Annual Planning Report, which highlights planning and development activity and also addresses the state's smart growth goals, measure, and indicators.

Staff Presentation:

Jim Gugel

Public Comment:

None

Decision: Mr. Tressler made a motion to approve and forward the 2018 Annual Planning Report to the Maryland Department of Planning. Mr. Hicks 2nd.

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

12. LIVABLE FREDERICK MASTER PLAN

The Planning Commission will take action on a formal resolution to approve an attested copy of the Livable Frederick Master Plan and send it forward to the County Council for its consideration.

Staff Presentation:

Steve Horn

John Dimitriou

Denis Superczynski

Decision: Mr. Hicks made a motion to approve the Resolution No. 2019-01. Ms. Suarez 2nd.

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

Meeting adjourned at 3:55 pm
Respectfully Submitted,


Bob White, Chair 7/10/2019,
Date