

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
July 10, 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; Joel Rensberger

Members Absent: Terry Bowie

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; Ashley Moore, Principal Planner; Craig Terry, Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:32 am

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

June 12, 2019 – Mr. Tressler moved to approve said minutes as amended. Mr. Hicks 2nd.

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

3. PLANNING COMMISSION COMMENTS

None

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the agenda of the upcoming August meeting.

5. ZONING TEXT AMENDMENT

a) *Bill-19-09 Automobile Filling and Service Stations and Convenience Stores* – Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to update the Use Table (§1-19-5.310) to allow convenience stores in the General Industrial and Limited Industrial districts, and to add “convenience store” to the definition of Automobile Filling and Service Station.

Presentation:

Council Member Phil Dacey

Decision: Mr. Tressler made a motion to recommend approval of Bill 19-09 to the County Council. Mr. Hicks 2nd.

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

A second motion was made by Mr. Hicks, to recommend an amendment to the definition of Automobile and Filling Station so that the use "may include a convenience store", noting that this change could be a separate sentence or included in an existing sentence. Mr. Rensberger 2nd.

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

b) *Bill 19-10 Indoor Sports Recreation Facilities without Race Tracks* – Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to add "indoor sports recreation facilities without race tracks" to the list of commercial uses permitted within the Planned Unit Development (PUD) Zoning District.

Presentation:

Council Member Kai Hagen

Decision: Mr. Hicks made a motion to recommend approval of Bill 19-10 to the County Council. Mr. Rensberger 2nd.

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

6. SITE PLAN

a) *Coffman Recycling* – The Applicant requested Site Development Plan approval for a recycling pickup and distribution center to include) a 5,000 square foot office/shop as well as a checkpoint trailer, on a 2.94-acre site. Located at 8027 Reichs Ford Road, north of Hillmark Court. Tax Map 77, Parcel 181; Zoned: General Industrial (GI); Planning Region: Frederick SP78-04 (A/P#19445 APFO#19446 FRO#19447)

Staff Presentation:

Ashley Moore

Applicant Presentation:

Lee Miller, Terra Solutions, Inc.; Tim Coffman, Coffman Recycling Service, LLC

Public Comment:

None

Decision: Ms. Sepe made a motion to approve the Site Development Plan with conditions as listed in the staff report, including the revised parking requirement, as discussed. Mr. Rensberger 2nd.

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

7. COMBINED PRELIMINARY / FINAL PLAT

a) Meunier Division— The Applicant requested a modification to allow a new single entrance driveway, which does not meet the minimum separation distances from existing driveways that is required for a Staff level approval. Located on the northwest side of Old Frederick Road, near the intersection with Links Bridge Road. Tax Map 41, Parcel 75; Zoned: Agricultural; Planning Region: Frederick

Staff Presentation:

Craig Terry

Applicant Presentation:

Chris Gauss, RF Gauss & Associates, Inc. on behalf of the Owner, Rob Meunier

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the entrance spacing modification with conditions as listed in the staff report. Mr. Rensberger 2nd.

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

8. FREDERICK AIRPORT BRIEFING

At the request of a Planning Commissioner, Staff presented a short overall briefing on the airport, along with its near and long term plans/strategies.

Staff Presentation:

Ron Burns, Transportation Engineering Manager

Rick Johnson, General Manager, Frederick Municipal Airport

At this time, Mr. Tressler left the meeting.

9. TRIENNIAL UPDATE WATER AND SEWERAGE PLAN

The Planning Commission reviewed the Final Draft of the Triennial Update to the Water and Sewerage Plan to determine a finding of consistency with the Comprehensive Plan and to forward a Recommended Water and Sewerage Plan to the County Council.

Staff Presentation:

Jim Gugel

Public Comment:

None

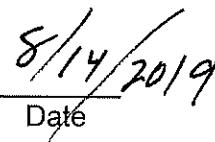
Decision: Ms. Suarez made a motion to find the Final Draft Water and Sewerage Plan to be consistent with the County Comprehensive Plan. Ms. Sepe 2nd.

<u>VOTE</u>	<u>5-0-0-0</u>
FOR:	5
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Bowie, Tressler

Meeting adjourned at 12:20 pm
Respectfully Submitted,



Bob White, Chair



Date