

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
February 12, 2020

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

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

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

The meeting was called to order at 9:30 am

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

January 8, 2020 – Mr. Tressler moved to approve said minutes as written. Ms. Suarez 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

Mr. Hicks commented on the newly announced Sugarloaf Area Plan. He was excited to discover that the county is moving forward with small area plans, and doing the work that will enable the implementation of Livable Frederick, but was disappointed that as Planning Commissioners, the members learned about the plan through social and news media. He wanted to emphasize, that as citizen planners, the members are eager partners in this enterprise, and appealed for better communication between the Planning Division and other parts of County government, and the Planning Commission. He added that even a day's notification prior to releases being announced would better equip the Commission members as well as feeling a part of the "team". Ms. Suarez concurred, adding that the Commission would like to be understood as a partner in this process and is enthusiastic and prepared if the public asks questions.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Wilkins briefed the Commission on the upcoming March 11, 2020 agenda.

Mr. Superczynski also commented on Livable Frederick. He apologized to the Commission members for the failure to notify them prior to the Sugarloaf announcement. He emphasized that in the development of the Livable Frederick, the Planning staff considered the Commission members to be co-planners in this endeavor. The intent was for members to have the materials prior to release, and he assured them that it will not happen again.

In briefing, Mr. Superczynski added that the next small area plan announcement will be scheduled for March or April, in coordinating with the County Executive's office; and he assured the members that they should get their materials a week prior to the release.

He also briefed the members on the upcoming Sugarloaf schedule, with an upcoming Stakeholder's Advisory Group meeting, and first public outreach meeting at Urbana High School on Thursday, February 27<sup>th</sup> at 6:30pm. Information will be available on the Livable Frederick website, the County website, Facebook, and the Next Door app.

**5. SITE PLAN**

- a) Jefferson Park West - Architectural and Streetscape - The Applicant requested Site Plan approval for the Architectural and Streetscape Design of Jefferson Park West, located on a 102 acre Site. Tax Map: 76, Parcel 107; Zoned: Mixed Use Development (MXD) & Office/Research/Industrial (ORI); Planning Region: Frederick  
SP18-02 (A/P#SP257615, APFO#18249, FRO#18250)

**Staff Presentation:**

Ashley Moore, Principal Planner

**Applicant Presentation:**

Stan Aldridge, Pleasants Development, LLC

**Public Comment:**

None

**Decision:** Ms. Suarez made a motion to approve the Site Development Plan based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Hicks 2<sup>nd</sup>.

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

- b) Spring Ridge Business Center - The Applicant requested Site Plan approval to redevelop the existing facility as a Planned/Commercial / Industrial Development with a total of five (5) buildings, consisting of 45,250 s.f. on a 4.20 acres site. Located at 9025 Baltimore Road, south of Old National Pike (MD 144) at Spring Ridge Parkway. Tax Map: 78, Parcel: 663; Zoned: General Commercial (GC); Planning Region: New Market  
SP19-15 (A/P#19789, APFO#19790, FRO#19791)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Fran Zeller, Harris, Smariga and Associates, Inc.; Seamus Fitzgerald, Saxa Limited Partnership

**Public Comment:**

David Severn, on behalf of adjoining property owners

**Rebuttal:**

Seamus Fitzgerald

**Decision:** Mr. Rensberger made a motion to approve the Site Plan, including APFO and the requested modifications to include the dumpster relocation; with conditions as listed in the staff report; and with proffered access accommodations, based on the findings and conclusions of the



staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Tressler 2<sup>nd</sup>.

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

- c) [SECU Bank \(Westview South-Saul Center\)](#) - The Applicant requested Site Plan approval to construct a 2,128 s.f. Credit Union on a pad site within the Westview South Saul Center. Located at 5120 Buckeystown Pike. Tax Map: 86, Parcel: 269; Zoned: General Commercial (GC); Planning Region: Frederick SP98-36 (A/P#19836)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Chris Armstrong, Bohler Engineering, on behalf of State Employees Credit Union of Maryland (SECU)

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to approve the Site Plan, with modifications and conditions as listed in the staff recommendations, as based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting Ms. Suarez 2<sup>nd</sup>.

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

**6. TRANSPORTATION PRIORITIES REVIEW**

- a) [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 from the County Executive and the State Delegation will be forwarded to the Maryland Department of Transportation on April 1, 2020.

**Staff Presentation:**

*Ron Burns, Transportation Engineering Manager*

**Public Comment:**

Richard Ludwick  
Jose Bueno  
John Gretz

The Commission concurred with the priority letter with a few suggested minor language changes.

**7. FALL 2019 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

The Planning Commission will hear the following [cases](#) to determine consistency with Livable Frederick, the Frederick County Comprehensive Plan:

**Staff Presentation:**

Denis Superczynski

**WS-19-11: Mary Schreyer/Sylvia King**

Located at the southern corner of MD 17, Burkittsville Road and MD 180, Jefferson Pike, within the City of Brunswick. Requesting reclassification of 2.9 acres from W-5, S-5 to W-3, S-3

**Applicant:**

Dan Snyder, Brunswick Crossing, LLC

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to find case WS-19-11 to be consistent with the City of Brunswick Comprehensive Plan. Mr. White 2<sup>nd</sup>

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

**WS-19-12: Dryden Investments, LLC (Linganore Town Center South)**

Located on the south side of Old National Pike at Eaglehead Drive. Requesting reclassification of 19.5 acres from W-4, S-4 to W-3, S-3

**Applicant:**

Eric Soter, Rodgers Consulting, Inc.

**Public Comment:**

None

**Decision:** Mr. White made a motion to find case WS-19-12 to be consistent with the Livable Frederick Comprehensive Plan. Mr. Hicks 2<sup>nd</sup>.

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

**WS-19-13: Caidlyn, LLC (Sycamore Ridge)**

Located on the west side of Kemp Lane, north of Shookstown Road, within the City of Frederick. Requesting reclassification of 92 acres from W-5, S-5 to W-3, S-3

**Applicant:**

Jonathan Pembroke, Ausherman Properties

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to find case WS-19-13 to be consistent with the City of Frederick Comprehensive Plan. Ms. Suarez 2<sup>nd</sup>

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

**WS-19-14: St. Christopher Ridge, LLC (O'Connor Plumbing)**

Located on the south side of Baltimore Road, 240 feet east of Mains Lane. Requesting reclassification of 14 acres from W-4, S-4 to W-3, S-3

**Applicant:**

Chris Smariga, Harris, Smariga and Associates, Inc.

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to find case WS-19-14 to be consistent with the Livable Frederick Comprehensive Plan. Mr. Rensberger 2<sup>nd</sup>

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

Meeting adjourned at 2:09 pm  
Respectfully Submitted,

3/11/20   
Carole Sepe, Chair                      Date