

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
March 11, 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; Craig Hicks; Terry Bowie; Joel Rensberger

Members Absent: Bob White

Staff Present: Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Craig Terry, Planner II; Jerry Muir, Principal Planner; Ashley Moore, Principal Planner; Graham Hubbard, Principal Planner; Denis Superczynski, Livable Frederick Planning Manager; and Ashley Reed, Development Review Technician II

The meeting was called to order at 9:35 am

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

January 22, 2020 – Mr. Tressler moved to approve said minutes as written. Mr. Rensberger 2nd.

VOTE 6-0-0-1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 – White

February 12, 2020 – Mr. Rensberger moved to approve said minutes as written. Mr. Hicks 2nd.

VOTE 6-0-0-1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 – White

3. PLANNING COMMISSION COMMENTS

Mr. Hicks commented that he was pleased with one of the improvements he noticed on the County website, particularly in relation to Land Use and the Planning Commission's activities. A Land Use map is now available that provides Planning Commission, Zoning Board, and Historic Preservation hearing dates and indicates project information specific to an area on the map that may be of interest or effect citizens who live in that area. He suggested that Staff provide a direct link to the map on the Planning Commission page so citizens can easily access it.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the upcoming April 8, 2020 meeting agenda items, including two bills and five Development Review projects.

At this time, Ms. Sepe announced that the Commission received an email from Michele Rosenfeld, who represents a group of citizens who planned to attend today to give public testimony regarding the Rutter's Store project. Due to safety guidelines concerning the current COVID-19 virus, the group canceled its transport to today's meeting.

At Ms. Sepe's suggestion, and after some discussion, concurred by Ms. Mitchell, a motion was made by Mr. Tressler, to close the record to written comments only, effective Monday, March 16th, at 9:30 am; and keep the record open to allow rebuttal and questions by the Commission to Staff and the Applicant at a continuation of the hearing scheduled for March 18, 2020. Mr. Hicks 2nd.

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

5. **SITE PLAN**

- a) *Rutters Store #88 – New Market* - The Applicant requested Site Plan approval to construct a new 8,427 sf convenience store and automobile filling station with 20 gas pumps and an accessory car wash on a 12.2 acre lot. Located on the northeast corner of MD 144 and Musetter Road. Tax Map: 79, Parcel: 20; Zoned: General Commercial (GC); Planning Region: New Market
SP92-03 (A/P#19301, APFO#19302, FRO#19303)

Staff Presentation:

Jerry Muir, Principal Planner

Cross Examination of Staff:

Michele Rosenfeld

Applicant Presentation:

Brian Johnson, Ed VanArsdell, Warehaus; Tim Bieber, Rutter's; Tom Austin, TRG

Cross Examination of Applicant:

Michele Rosenfeld	Elmer Turner
Tony Burke	Geraldina Poe
Suzanne Law	Roe Ainsworth
Jay Gibbons	Will Graham
Stacy Lemick	Michele Case
Faith Clerish	Jackie Gibbons

Public Comment:

Tony Burke, Signature Club at Greenview
Elmer Turner, Signature Club at Greenview
Suzanne Law
Jay Gibbons
Michele Case, Greenview Homeowners Association
Alexandra Wieneke
Pearl Daniels
Roe Ainsworth
Dwayne Myers
Michele Rosenfeld, on behalf of Various Individuals
Will Graham
Steve Capozolli
Sharon Ferro
Jackie Gibbons
Jon Baumgard

Before moving on to the remainder of today's meeting, Ms. Sepe announced that due to the time constraints, agenda items **#7 Solid Waste Management Plan** and **#8 Livable Frederick Update** would be postponed until next week's meeting scheduled for March 18, 2020.

- b) *Mount Saint Mary's Student Housing* – The Applicant requested Site Plan approval for the construction of a 7,244 sf student housing building located on a 454.18 acre site. Located at 9027 Alumni Court, along Old Emmitsburg Road, north of Annandale Road. Tax Map: 8, Parcel: 48; Zoned: Euclidean Institutional (IE); Planning Region: Thurmont SP84-22 (A/P#20014, APFO#20015, FRO#20016)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Ed Schreiber, Frederick, Seibert & Associates

Public Comment:

None

Decision: Ms. Suarez made a motion to approve the Site Plan, including APFO approval, with conditions as listed in the staff report. Mr. Rensberger 2nd.

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

- c) *Locust Level, Lot 7* – The Applicant requested Site Plan approval to construct a 2-story, 39,548 sf professional office building on a 3.35 acre Site. Located at 7100 Guilford Drive, at the intersection with New Design Road. Tax Map: 77, Part of Parcel 314; Zoned: Mixed Use Development (MXD); Planning Region: Frederick SP97-35 (A/P#19974, APFO#19975, FRO#19976)

Staff Presentation:

Graham Hubbard, Principal Planner

Applicant Presentation:

Andrew Welker, Ausherman Properties; Fran Zeller, Harris, Smariga & Associates

Public Comment:

None

Decision: Mr. Rensberger made a motion to approve the Site Plan, including the requested modifications, with conditions as listed in the staff report. Mr. Hicks 2nd.

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

Meeting adjourned at 4:20 pm
Respectfully Submitted,



06/10/20

Carole Sepe, Chair

Date