

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

August 19, 2020

Virtual Meeting

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

Members Present: Carole Sepe, Chair; Sharon Suarez, Vice-Chair; Sam Tressler, Secretary; Michael Sowell

Members Absent: Craig Hicks, Terry Bowie, Joel Rensberger

Staff Present: Mike Wilkins, Development Review Director; Kim Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Mark Mishler, Traffic Engineer; Jerry Muir, Principal Planner; Anne Bradley, Agricultural Preservation Administrator; Shannon O'Neil, Agricultural Preservation Planner; Tim Goodfellow, Livable Frederick Environmental Principal Planner; Denis Superczynski, Livable Frederick Manager/Principal Planner; John Dimitriou, Livable Frederick Design 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

June 10, 2020 – Mr. Tressler moved to approve said minutes as written. Mr. Sowell 2nd.

VOTE	4-0-0-3
FOR:	4 – Tressler, Sowell, Sepe, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger

June 24, 2020 – Mr. Tressler moved to approve said minutes as written. Ms. Suarez 2nd.

VOTE	4-0-0-3
FOR:	4 – Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger

July 8, 2020 – Mr. Tressler moved to approve said minutes as written. Ms. Suarez 2nd.

VOTE	4-0-0-3
FOR:	4 – Tressler, Sowell, Sepe, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger

3. PLANNING COMMISSION COMMENTS

Ms. Sepe and Ms. Suarez mentioned updating the “Tickler List”; a list of topics that the Commission would like to discuss in the future. One would be ensuring that email comments reach the members in a timely manner. They would also like to add a discussion of site plan application information to include deeds, easements, etc., that would prove helpful in making determinations.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the upcoming meetings for September; a public hearing scheduled for September 2nd to make a recommendation on two bills; and a regular meeting on September 9th with three site plans on the agenda.

The following Site Plan items were moved from the postponed meeting of August 12, 2020

5. SITE PLANS

- a) *Stanford Industrial Park, Lot 6* – The Applicant requested Site Plan approval for the addition of 9 greenhouses totaling 27,720 s.f. to a site that currently has a one-story 20,000 s.f. building on 4.93 acres. Located at 4106 Harvard Place, Frederick, Maryland. Tax Map 94, Parcel 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP89-06 (A/P#SP258840)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Fran Zeller, Brian Kiniry, Harris Smariga & Associates

Public Comment:

G. Edgar Hawker

Rebuttal:

Fran Zeller, Harris Smariga & Associates

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

<u>VOTE</u>	<u>4-0-0-0</u>
FOR:	4 – Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT	3 – Hicks, Bowie, Rensberger

- b) *Stanford Industrial Park, Lot 32* – The Applicant requested Site Plan approval to construct a 3,150 s.f. one-story office building and a 900 s.f. storage building on 2.33 acres. Located on Winchester Blvd. in Frederick, Maryland. Tax Map 94, Parcel 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP89-06 (A/P#SP259955)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Fran Zeller, Harris Smariga & Associates; John Kistner, Blue Curb, LLC

Public Comment:

None

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

<u>VOTE</u>	<u>4-0-0-0</u>
FOR:	4 – Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT	3 – Hicks, Bowie, Rensberger

- c) *Royal Farms Store* – The Applicant requested Site Plan approval to develop a new 5,154 s.f. Royal Farms convenience store with 16 fueling stations and an accessory carwash on a 2.8-acre lot. Located at 6730 English Muffin Way in Frederick, Maryland. Tax Map 86, p/o Parcel 1; Zoned: Limited Industrial (LI); Planning Region: Frederick SP05-15A (A/P#18803)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Fran Zeller, Harris Smariga & Associates; Brian Morris, Karl Morris, Matan Companies; Jeff Bainbridge, Royal Farms; Noel Manalo, Miles & Stockbridge

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Site Plan based upon the modifications and conditions as listed in the staff recommendations. Ms. Suarez 2nd.

<u>VOTE</u>	<u>4-0-0-0</u>
FOR:	4 – Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT	3 – Hicks, Bowie, Rensberger

- d) *Hyattstown Business Park Building Extensions* – The Applicant requested Site Plan approval to expand the two existing business park buildings and construct associated improvements to the loading and parking areas. The building to the west, 2194 Urbana Pike, will expand the existing 27,315 s.f. building by an addition of 25,000 s.f. for a total of 52,315 s.f.; and building 2190 Urbana Pike will expand the existing 30,680 s.f. building by an addition of 11,500 s.f. for a total of 42,180 s.f. No use changes for either building are proposed. Tax Map 106, Parcel 14; Zoned: Limited Industrial (LI); Planning Region: Urbana SP99-41 (A/P#SP257739)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

George Warholc, Dewberry Engineers, Inc.; Henry Forster, Hyattstown Business Park, LLC/Core Development Group, Inc.

Public Comment:

None

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

<u>VOTE</u>	<u>4-0-0-0</u>
FOR:	4 – Suarez, Tressler, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger

6. PRELIMINARY PLAN

- a) *Jefferson Technology Park* – The Applicant requested Preliminary Plan approval for 13 total lots (3 open space, 1 civic, 5 employment, and 4 commercial lots). Located south of MD 180 and north of US 15/340, along Jefferson Technology Blvd., Jefferson Station Blvd., and Fair Oaks Drive. Tax Map 76, Parcel 108, 109, 568; Zoned: Mixed Use Development (MXD); Planning Region: Frederick County Government S-1136 (A/P#PP257617, APFO#A257610, FRO#F257618)

Ms. Sepe disclosed that she worked on this project years ago, but is no longer involved.

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Fran Zeller, Chris Smariga, Harris, Smariga & Associates

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Preliminary Subdivision Plan. Ms. Suarez 2nd.

<u>VOTE</u>	<u>4-0-0-0</u>
FOR:	4 – Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger

7. MALPF EASEMENT APPLICATIONS REVIEW

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

Staff Presentation:

Anne Bradley, Agricultural Preservation Administrator
Shannon O'Neil, Agricultural Preservation Planner

Decision: Mr. Tressler made a motion to find all twelve of the Fiscal Year 2021 Maryland Agricultural Land Preservation Foundation Applications to be consistent with the County Comprehensive Plan, as listed in the staff report. Mr. Sowell 2nd.

<u>VOTE</u>	4-0-0-0
FOR:	4 – Tressler, Sowell, Sepe, Suarez
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 – Hicks, Bowie, Rensberger


8. LIVABLE FREDERICK UPDATE

Ms. Golden Brandt opened the update by noting that new guidelines were received from the Maryland Department of Natural Resources for our Land Preservation Parks and Recreation Plan. She added that the current LPPRP was approved in 2017. This is a State required plan for the County to maintain eligibility for Program Open Space funding. The Livable Frederick staff will work with Parks and Recreation and Land Preservation to develop an updated LPPRP, which will be presented to the Planning Commission for review and comment next year prior to being submitted to the State in the Fall.

Mr. Goodfellow gave an update on the Sugarloaf Area Plan, noting that the Stakeholders' Advisory Group is scheduled to meet next on August 31st.

Mr. Dimitriou and Mr. Superczynski briefed the Commission of the South Frederick Corridors plan. They have been gathering background information and will convene an advisory group in October. Staff plans to have a draft of the plan ready for the Commission's consideration in early Spring.

Meeting adjourned at 2:26 pm

 Oct. 30, 2020
Sharon K. Suarez, Chair Date