

# FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

September 9, 2020

Virtual Meeting

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

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

Staff Present: Steve Horn, Division Director; Mike Wilkins, Development Review Director; Kim Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Tim Goodfellow, Livable Frederick Environmental Principal Planner; John Dimitriou, Livable Frederick Design Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:32 am

## 1. **PLEDGE OF ALLEGIANCE**

## 2. **MINUTES TO APPROVE**

August 19, 2020 – Mr. Tressler moved to approve said minutes as written. Mr. Sowell 2<sup>nd</sup>.

VOTE 4-0-3-0

FOR: 4– Tressler, Sowell, Suarez, Sepe

AGAINST: 0

ABSTAIN: 3 – Hicks, Bowie, Rensberger

ABSENT: 0

## 3. **PLANNING COMMISSION COMMENTS**

Mr. Hicks reported that as discussed at the September 2<sup>nd</sup> meeting, a memo from the Planning Commission concerning water quality was sent to the County Council. He is officially submitting this memo into the record and asked that it be included in the minutes of today's meeting.

Ms. Suarez announced that she is no longer able to serve as liaison to the Transportation Services Advisory Council, and asked that if any fellow commissioner would be interested in serving in her place, to notify her by email and she will provide the meeting schedule. She added that the TSAC meets quarterly and at this time, virtually.

## 4. **AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Wilkins briefed the Commission on the upcoming October 14<sup>th</sup> meeting. At this time, there is only one Development Review item on the agenda. Ms. Brandt added that in addition to the Livable Frederick update, the Annual Report will be on the agenda presented by Denis Superczynski, and Tim Goodfellow will present the Summer Cycle Water/Sewerage Plan Amendments.

## 5. **SITE PLAN**

## **DECISION**

- a) [Circle K Liberty](#) - The Applicant requested Site Plan approval to construct a new 5,238 sq. ft. Circle K convenience store with 12 fueling stations on a 1.2-acre lot. Located at 6459 Corporate Drive. Tax Map 77, Parcel 266; Zoned: Planned Unit Development (PUD); Planning Region: Frederick  
SP88-37 (A/P#SP258845, APFO#A258846, FRO#F258847)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

David Severn, Esq., Offit Kurman; Dave Lingg, Lingg Property Consulting; Samer Hudhud, Walkersville EZ Shop, LLC; Don Churchey, Ewing Oil

**Public Comment:**

Marty Hirak

Gail Sutch

Caran Forshee

Sarah Buchalter

Tyler Walsh

Nancy Nathanson

Richard Kern

Brett Warrick

**Rebuttal:**

David Severn

Dave Lingg

**Decision:** Mr. Tressler made a motion to approve the Site Plan with modifications and conditions as listed in the staff report, including:

- Address all agency comments as the plan proceeds through to completion
- Submit and record a correction plat to remove the “access denied” notation at the location of the proposed right-in entrance
- Work with Staff to confirm the AM/PM peak hour trip numbers noted on the site plan
- Add a cross walk from Corporate Drive access across the drive-thru aisle to connect with the building
- Verify the building height and provide canopy elevations and height
- Work with Staff to add pedestrian direction fencing along Ballenger Creek Pike to discourage pedestrian cut-through traffic across the site

Mr. Rensberger 2<sup>nd</sup>.

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

- b) [Butterfly Church](#) - The Applicant requested Site Plan approval to convert an existing single family house into a 100 seat place of worship on a 2.12-acre site. Located at 6009 Butterfly Lane, Frederick, Maryland 21703. Tax Map 76, Parcel 414; Zoned: Agricultural (A); Planning Region: Frederick  
SP20-03 (A/P#SP258902, APFO#A258900, FRO#258901)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Fran Zeller, Harris, Smariga & Associates, on behalf of Applicant; Redeemed Church of God New Covenant City Church

**Public Comment:**

Jan Lukszo

Mike Collins

Kathryn Pita

**Rebuttal:**  
Fran Zeller

**Decision:** Mr. Hicks made a motion to approve the Site Plan with conditions as listed in the Staff report. Mr. Tressler 2<sup>nd</sup>.

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

- c) [Dave's Mechanical Services](#) - The Applicant requested Site Plan approval for a new 2,880 sq. ft. commercial building and conversion of existing accessory structures to accessory storage for a Plumbing company. Located at 9022 Walnut Street, approximately 250 ft. west of the intersection of Walnut Street and South Street. Tax Map 51, Parcel 46; Zoned: Village Center (VC); Planning Region: Walkersville  
SP19-21 (A/P#SP260042, APFO#A260046, FRO#F260047)

**Staff Presentation:**  
Ashley Moore, Principal Planner

**Applicant Presentation:**  
Lee Miller, Terra Solutions Engineering, LLC; Diana and David Scurto

**Public Comment:**  
None

**Decision:** Mr. Rensberger made a motion to approve the Site Plan including APFO approval, with conditions as listed in the staff report. Mr. Hicks 2<sup>nd</sup>.

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

## **6. LIVABLE FREDERICK UPDATE**

## **INFORMATIONAL**


Ms. Brandt and Mr. Goodfellow gave an update on the Sugarloaf Plan. Ms. Brandt noted that Mr. Goodfellow is working on the staff draft of the plan, which should be completed in late November/early December. They are planning to host a couple of open houses to get public input on the staff draft and will be sending a postcard outreach mailing to all property owners in the planning area in addition to using social media to get the word out.

Mr. Goodfellow noted that there were two advisory group meetings held on August 31<sup>st</sup>. He stated that there was good discussion with the advisory group members at these meetings. A discussion outline is now posted on the Sugarloaf Area Plan page on the County website. He added that the advisory group members are almost finished drafting the vision statement for the plan.

Mr. Dimitriou gave a brief update on the South Frederick Corridors Plan timeline. The first stakeholder scoping group meeting will be held in the beginning of October.

Ms. Brandt and Ms. Suarez will coordinate potential workshop dates for discussion of the Sugarloaf Plan, possibly scheduling extra Wednesday meetings when Commission members are available, much like what was done for the Livable Frederick Master Plan.

Meeting adjourned at 5:01 pm

  
Sharon K. Suarez, Chair

Oct. 30, 2020  
Date