

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
November 18, 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; Carole Sepe, Terry Bowie, Michael Sowell

Members Absent: Joel Rensberger

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Jerry Muir, Principal Planner; Mark Mishler, Transportation Engineering Supervisor; 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 9:30 am.

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

October 14, 2020 – Ms. Suarez asserted a motion to approve said minutes as written.

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

October 28, 2020 – Ms. Suarez asserted a motion to approve said minutes as amended.
Mr. Sowell 2nd.

<u>VOTE</u>	<u>4-0-2-1</u>
FOR:	4 – Suarez, Sowell, Tressler, Sepe
AGAINST:	0
ABSTAIN:	2 – Hicks, Bowie
ABSENT:	1 – Rensberger

3. PLANNING COMMISSION COMMENTS

Ms. Suarez thanked the Commission members and legal staff who were able to attend the American Planning Commissioners Association Conference. She noted that the conference was very informative, including a discussion on the Open Meetings Act. With that in mind, Ms. Suarez brought up the Commission's 'List of Topics for Future Discussion', and deciding which items for discussion would be suited for legislation recommendations, and which would be better suited for workshops or learning sessions. She asked Mr. Wilkins to schedule two one-hour sessions/workshops after the first of the year to discuss the Open Meetings Act. She also noted that Mr. Hicks will add to the List of Topics, a discussion on how to deal with Planning Commission memos to the County Council.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the upcoming December 9th meeting. At this time, there are two Development Review items and a Livable Frederick update on the agenda.

5. **SITE PLAN**

- a) *Digging & Rigging* – The Applicant requested Site Development Plan approval to develop a new 30,000 SF storage building and two building additions (totaling 15,600 SF) on a 25.17 acre lot previously developed as a contractor's equipment and material storage yard. Located at 5264 Agro Drive. Tax Map 94, Parcel 85; Zoned: General Industrial (GI); Planning Region: Adamstown
SP (A/P#SP258834)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Brendon Bishop, Triad Engineering, on behalf of the Applicant

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Site Development Plan with the condition as listed in the staff report. Mr. Tressler 2nd.

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

- b) *Provident Electric* - The Applicant requested Site Development approval to add an electrical contractor's office within an existing building (previously approved for Professional Office and Beauty Shop). A new 4,500 SF storage building for the electrical contractor's use is also proposed. Located at 4253 Old National Pike. Tax Map 65, Parcel 48; Zoned: General Commercial (GC); Planning Region: Middletown
SP (A/P#19964)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Gerald Miller, Terra Solutions, LLC; Larry and Tricia Touchet, Provident Electric Owners/Applicants

Public Comment:

None

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

It was noted that the staff report did not reference the historic review of the architectural drawings on the site plan. An addendum to the staff report to confirm that they were reviewed and met the intent of the historic guidelines, will be posted on the Planning Commission page of the County website.

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

5. **SUMMER 2020 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

The Planning Commission heard the following cases to determine consistency with Livable Frederick Master Plan.

Staff Presentation:

Tim Goodfellow, Livable Frederick Environmental Principal Planner

WS-20-01 Division of Planning & Permitting

Bounded by Holter Road and MD 180, Jefferson Pike. Requested reclassification of 9.4 acres from S-1 to S-5.

Public Comment:

None

Decision: Ms. Sepe made a motion to find Case WS-20-01 to be consistent with the Livable Frederick Master Plan. Mr. Hicks 2nd.

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

Ms. Suarez announced that case WS-20-02 would be moved to the end of the list of cases.

WS-20-04 Town of New Market (Richard/Nancy Ellery)

Located at 145 West Main Street in the Town of New Market. Requested reclassification of 0.51 acres from W-5 to W-3.

Public Comment:

None

Decision: Mr. Tressler made a motion to find Case WS-20-04 to be consistent with the Town of New Market Master Plan. Mr. Hicks 2nd.

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

WS-20-06 Bloomfields, LLC

Located on the west side of US 15, south of Sundays Lane within the City of Frederick. Requested reclassification of 274 acres from W-5, S-5 to W-3, S-3 and an Infrastructure Amendment to add an elevated water tank symbol, a 16-inch water line, plus a new 16-inch sewer line to the Water and Sewer Infrastructure Map.

Applicant Presentation:

Michael Natelli, Paul Coleman, Natelli Communities; Kraig Walsleben, Mike Peterson, Rodgers Consulting, LLC

Public Comment:

None

Decision: Mr. Hicks made a motion to find case WS-20-06 to be consistent with the City of Frederick Comprehensive Plan. Mr. Sowell 2nd.

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

WS-20-02 Division of Planning & Permitting

Text Amendment for formal incorporation of MDE's approved "Modified Plan" (2019 Triennial Update of the Water and Sewerage Plan), plus additional revisions suggested by the MDE into the Water and Sewerage Plan.

Public Comment:


None

Decision: Ms. Sepe made a motion to find Case WS-20-02 to be consistent with the Livable Frederick Master Plan for the 2019 Triennial Update of the Water and Sewerage Plan. Mr. Hicks 2nd.

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

At this time, Ms. Suarez asserted to adjourn. Mr. Tressler 2nd. The vote was unanimous in favor with the six members present.

Meeting adjourned at 12:28 pm


Sharon K. Suarez, Chair

15 Dec. 2020
Date