

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
December 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; Carole Sepe; Joel Rensberger; Michael Sowell

Members Absent: Craig Hicks; Terry Bowie

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Jerry Muir, Principal Planner; Graham Hubbard, Principal Planner; Mark Mishler, Transportation Engineering Supervisor; Dennis Superczynski, Livable Frederick Planning Manager/Principal Planner; John Dimitriou, Livable Frederick Design Principal Planner; Tim Goodfellow, Livable Frederick Environmental 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**

November 18, 2020 – Ms. Suarez made a motion to approve said minutes as written. Mr. Sowell 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

None

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Wilkins briefed the Commission on the upcoming January 13<sup>th</sup> meeting. At this time there are four Development Review items scheduled and the possibility of two more.

*Ms. Sepe recused herself from hearing this item.*

**5. PRELIMINARY PLAN**

- a) Ballenger Run – The Applicant is requesting re-approval of the expired PUD plan in order to record the final 39 lots. Located at the intersection of Ballenger Run Drive and Ballenger Creek Pike. Tax Map 86, Parcels 53, 54 & 243; Zoned: Planned Unit Development (PUD); Planning Region: Frederick S1143 (A/P#PP260450)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Bruce Dean, Lisa Lawler Graditor, McCurdy, Dean & Graditor, LLC; Steve Oder, Cavalier Development; Robb Aumiller, SeD Maryland Development, LLC; Jody Walker, Harris, Smariga & Associates, Inc.

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Preliminary Plan with the conditions as listed in the staff report, with an expiration date of February 21, 2023. Mr. Sowell 2<sup>nd</sup>.

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

**6. SITE PLAN**

b) Turnpike Farms, Lots 3 & 4 – The Applicant is requesting Site Plan approval to construct three new self-storage buildings and 96 RV parking spaces on a 12.68-acre site. Located at 12061 & 12071 Old National Pike. Tax Map 89, Parcel 233, Lots 3 & 4; Zoned: Limited Industrial (LI); Planning Region: New Market SP-00-13 (A/P#SP257623, APFO#A257624, FRO#F257625)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Jody Walker, Harris, Smariga and Associates, Inc.; James Hand, Concrete General; Kevin Kneer, Profitt and Associates Architects, PC

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Site Plan with the conditions as listed in the staff report including the addition of:

- Condition #3: Add landscaping at the eastern property line as noted in the staff report
- Condition #4: Eliminate the chain link fence on the north side of Building E

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

<u>VOTE</u>	5-0-0-2
FOR:	5 – Rensberger, Tressler, Suarez, Sepe, Sowell
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Hicks, Bowie

## 7. LIVABLE FREDERICK UPDATE

*Kimberly Golden Brandt, Director, Livable Frederick  
Tim Goodfellow, Livable Frederick Environmental Planner  
John Dimitriou, Livable Frederick Design Planner*

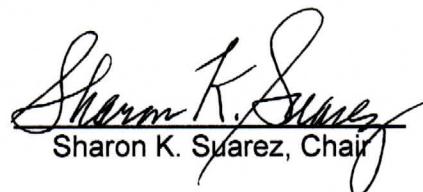
Ms. Brandt introduced Mr. Dimitriou and Mr. Goodfellow, who updated the Commission on the South Frederick Corridors Plan and the Sugarloaf Area Plan.

Mr. Dimitriou began with a review of the last two SFC Scoping Group meetings held on November 16<sup>th</sup> and November 30<sup>th</sup>. The recorded meetings are available for viewing on the public input website and he encouraged the Commission members to view the in depth presentations. The next meeting is scheduled for January 11, 2021. After two or three additional Scoping Group meetings, the goal is for Staff to present a draft plan to the Planning Commission in late spring, 2021.

Mr. Goodfellow gave a status briefing on the Sugarloaf Area Plan. The most recent Advisory Group meeting was held October 29, 2020. The Staff draft is complete and final editing and formatting is currently underway. A second briefing to the County Council is scheduled for December 22, 2020. Also, Community meetings will be scheduled for early 2021 to coincide with the presentation of the plan to the Planning Commission for its review. He shared a revised Vision Statement that was discussed in October, and an estimate/revised timeline of the plan.

Ms. Suarez asserted a motion to adjourn. Ms. Sepe 2<sup>nd</sup>.

Meeting adjourned at 11:48 am



Sharon K. Suarez  
Sharon K. Suarez, Chair



Dec 16, 2021  
Date