

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
January 13, 2021
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; Ashley Moore, Principal Planner; Graham Hubbard, Principal Planner; Mark Mishler, Transportation Engineering Supervisor; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am.

1. PLEDGE OF ALLEGIANCE

2. PLANNING COMMISSION COMMENTS

Ms. Suarez asked that going forward, a Roll Call item be added after the Pledge of Allegiance on meeting agendas going forward. Ms. Sepe stated that she has not received any materials from TSAC as the new liaison.

3. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Wilkins briefed the Commission on the upcoming February 10, 2021 meeting. In addition to a Livable Frederick update, there is one Development Review item on the agenda and possibly the 2020 Fall Cycle Water/Sewerage Plan Amendments.

4. LEGISLATION

a) [Bill 20-19 Sign Modification in PUD and MXD](#) – An act to provide for the modification of signs in the Planned Unit Development (PUD) and Mixed Use Development (MxD) projects.

Staff Presentation:

Mike Wilkins, Planning and Development Review Director
Kai Hagen, Council Member

Public Comment:

Eric Soter

Decision: Mr. Hicks moved to recommend approval of Bill 20-19 to the County Council.
Mr. Tressler 2nd.

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

Ms. Suarez temporarily left the meeting.

5. **SITE PLAN**

a) [S & R Management](#) - The Applicant is requesting site development plan approval for the construction of a 2,850 sq. ft. addition to an existing 2,925 sq. ft. building located on a 2.08 acre Site. Located at 9800 Liberty Road, at the intersection of Liberty Road and Dance Hall Road. Tax Map: 58, Parcel: 259; Zoned: Village Center (VC); Planning Region: Walkersville
SP20-06 (A/P#SP260355, APFO#A260357, FRO#F260212)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Bill Brennan, B&R Design Group

Public Comment:

None

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

<u>VOTE</u>	6-0-0-2
FOR:	6 – Sowell, Hicks, Bowie, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Rensberger, Suarez

b) [Urbana Remax: Urbana Pike](#) - The Applicant is requesting Concept site development plan approval for a 5,180 sq. ft. addition to an existing 3,200 sq. ft. professional office building located on a 0.47 acre Site. Located at 3527 Urbana Pike, approximately 1,200 west of Sugarloaf Parkway.
Tax Map: 96, Parcel: 118; Zoned: Village Center (VC); Planning Region: Urbana
SP12-03 (A/P#SP260406 FRO#F260402)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Fran Zeller, Harris, Smariga & Associates, Inc.; Paul Katrivanos, Owner/Applicant, PAK Holdings, LLC

Public Comment:

None

Decision: Ms. Sepe made a motion to approve the Concept Plan with conditions as listed in the staff report, in addition to the comments from the Planning Commission referencing that the Applicant will explore parking, the footprint of the building, and the location of street trees. Mr. Bowie 2nd.

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

Ms. Suarez rejoined the meeting.

c) Westview South - The Applicant is requesting site development plan approval to revise the pool construction phasing condition on the 0.96 acre Site. Located at 5041 Judicial Way, intersection of Macon Street and Continental Drive. Tax Map: 86, Parcel: 269; Zoned: Mixed Use Development (MXD); Planning Region: Frederick SP98-36 (A/P#SP260581)

Staff Presentation:

Ashley Moore, Principal Planner

Applicant Presentation:

Tracie Clabaugh, Clabaugh Law Firm, on behalf of DR Horton, Inc.; Jody Walker, Harris, Smariga & Associates, Inc.

Public Comment:

Val Monroe

Jerry Schlossnagle

Shanna Anderson

Decision: Mr. Tressler made a motion to approve the Site Development Plan. Mr. Sowell 2nd.

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

d) Arcadia Business Park, Lot 2 - The Applicant is requesting Site Plan approval as a Planned Industrial Development to construct two (2) one-story buildings totaling 187,200 sf on a 9.89 acre site. Located on Buckeystown Pike (MD 85), north of English Muffin Way. Tax Map: 86 Parcel 175; Zoned: Limited Industrial (LI); Planning Region: Adamstown SP04-11 (A/P#18856)

Staff Presentation:

Graham Hubbard, Principal Planner

Applicant Presentation:

David Severn, Offit Kurman; Fran Zeller, Harris, Smariga & Associates, Inc.; Daniel Severn, St. John's Properties

Public Comment:

None

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

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

Meeting adjourned at 2:28 pm

Sharon K. Suarez
Sharon K. Suarez, Chair

Feb. 16, 2021
Date