

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

December 8, 2021

Virtual & In-Person Meeting

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

Members Present: Sam Tressler, Chair; Craig Hicks, Vice-Chair; Joel Rensberger, Secretary; Carole Sepe, Michael Sowell, and Terry Bowie (Mr. Bowie, portion of meeting)

Members Absent: None

Staff Present: Mike Wilkins, Director, Development Review and Planning; Kimberly Golden Brandt, Director, Livable Frederick Planning & Design Office; Kathy Mitchell, Senior Assistant County Attorney; Denis Superczynski, Livable Frederick Planning Manager; Tim Goodfellow, Livable Frederick Environmental Planner; Ashley Moore, Senior Planner; and Karen James, Administrative Specialist.

The meeting was called to order at 9:32 a.m.

1. PLEDGE OF ALLEGIANCE Sam Tressler

2. ROLL CALL Sam Tressler

3. MINUTES TO APPROVE

Mr. Rensberger motioned to approve the minutes of Nov. 10, 2021 as submitted; Ms. Sepe, 2nd.

VOTE	5-0-0-1
FOR:	5 - Tressler, Sepe, Sowell, Rensberger, Bowie
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Hicks (absent at time of vote)

4. PLANNING COMMISSION COMMENTS

Ms. Sepe talked about placing conditions on recommendations when reviewing site plans, and that they need to be more concerned about how the process works regarding specific directions to the applicant. She said that Planning Commission members need to be more specific about the timing of a condition prior to final recommendation. The timing can impact the process and cost the County and the developer. She also addressed the messages and recordings being left for the commissioners, and stated that messages and recordings should be shared with all members of the Planning Commission. Finally, she addressed e-mails received that are critical of some members of the Planning Commission. She explained the number of hours spent reading and preparing for meetings and her number of years involved with the County. Planning Commission members follow the letter of the law. Mr. Tressler addressed some of the same topics.

Mr. Hicks also spoke to a letter calling out several of the Planning Commissioners by name. He then explained his position on a recent vote and suggested it might be helpful for those questioning the Planning Commission to review the meeting video. He also

asked if there was any progress on identifying a new member for the Planning Commission. Ms. Brandt indicated that there have been applicants and that they are being reviewed. Mr. Sowell said he appreciated Ms. Sepe's earlier comments, and said that the Planning Commission is doing the very best it can and described all its members as professionals.

5. AGENCY COMMENTS/AGENDA BRIEFING

Agenda Item #6 – Stonewall Manor Lots 45A and 45B was removed from the meeting agenda, per the applicant's request. Ms. Brandt and Mr. Wilkins reviewed upcoming meeting dates and times.

6. DRAFT SUGARLOAF TREASURED LANDSCAPE MANAGEMENT PLAN

Mr. Goodfellow began the fifth workshop on the Draft Sugarloaf Treasured Landscape Management Plan. The plan goals and vision statement were shared as a refresher.

Mr. Hicks asked about the vision statement, stating that he struggles with the current description of stewardship as the mountain is under private ownership. He noted that there is nothing about partnerships, or collaboration with private interests. Ms. Sepe said that she does not have a problem with the vision statement. Her biggest concern is the goals, which do not currently include economic and partnership goals. Mr. Hicks said that could be helpful.

Mr. Goodfellow said staff is seeking specific direction from the Planning Commission – text changes, additions, and deletions – whatever the Planning Commission desires for the plan.

Mr. Goodfellow began the discussion of Chapter 6 – Watershed Water Quality. Policies and initiatives were reviewed. Ms. Brandt stated that there is not an initiative for every policy, but if an initiative comes to mind, please let staff know and it will be included.

The difference between policy and initiative was then discussed, as well as a few minor edits. Road crossings and parallel crossings were discussed. Mr. Hicks suggested making Policy 6.3 more robust and more standalone regarding impervious surfaces.

Mr. Hicks recommended removing the words "adequately fund" from Policy 6.4, leading to discussion. Mr. Sowell questioned why funding is mentioned in some policies and initiatives and not others.

Mr. Goodfellow continued with his presentation. Ms. Sepe suggested adding some color to the tables shown. Map placement was also debated.

Break taken at 10:57 a.m. Meeting resumed at 11:05 a.m.

Mr. Tressler reminded viewers and listeners that public comment would be taken at 2 p.m.

Mr. Hicks stated that the Watershed maps are a little difficult to read. Ms. Sepe offered some suggestions to improve the maps. Mr. Hicks said that the chapter is full of great information, but is a lot to "unpack" if not a hydrologist.

The workshop moved on to Chapter 7. Mr. Sowell asked that historical information be included in the first section of Chapter 7.

It was recommended to organize and format the chapter with the Green Infrastructure element first, then Forest Action Plan. Mr. Sowell asked that a sentence at the bottom of page 99 -- "but have undergone a significant increase in fragmentation." -- be changed to "but consequently has resulted in a significant increase in fragmentation."

Presentation and discussion continued.

Lunch break taken at 12:29 p.m. Meeting resumed at 1:16 p.m.

Mr. Goodfellow continued the presentation of Chapter 7 followed by more discussion. Mr. Hicks asked about establishing a network of water storage tanks to be owned and maintained by the county for rural fire suppression and questioned what the tanks would look like. Mr. Goodfellow responded that these are underground storage tanks.

Concluding Chapter 7, Mr. Goodfellow moved on to Chapter 8 – Climate Change. There is a reference to a *Washington Post* op-ed. Ms. Sepe asked that staff cite the specific source of the information.

Regarding Policy 8.1, Ms. Sepe asked for a change from "all land use and planning initiatives" to "land use and planning initiatives."

Mr. Rensberger brought up the Climate Emergency Mobilization work group. He asked that staff review their report for items that could be included in the Sugarloaf Plan.

Regarding initiative 8B, Mr. Rensberger talked about HOAs and how engagement with HOAs could have a transformative effect.

Addressing streams and future higher flows of storm water and runoff, Ms. Sepe asked if problem areas could be identified and addressed in some manner. Mr. Goodfellow said staff would craft an initiative for the Planning Commission.

Mr. Tressler gave instructions for public comment. Having none, Mr. Goodfellow continued with his presentation until there were callers in the queue.

Public Comment:

5 calls: four live, one recorded message.

Following discussion with callers and addressing their questions and concerns, future dates were discussed for upcoming meetings.

Mr. Tressler asked for a motion to adjourn. Mr. Hicks made said motion, Mr. Rensberger 2nd. All in favor.

Meeting adjourned at 2:58 p.m.


Samuel G. Tressler III, Chair

12/14/21
Date