

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
September 21, 2022
In Person/Virtual Meeting

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

Members Present: Sam Tressler III, Chair; Craig Hicks, Vice-Chair; Joel Rensberger, Secretary; Carole Sepe; Robert White, Jr.; Tim Davis.

Members Absent: Craig Hicks, Carole Sepe, Terry Bowie

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Golden Brandt, Livable Frederick Director; Mark Mishler, Traffic Engineer; Karin Flom, Livable Frederick Principal Planner; and Karen James, Administrative Specialist.

The meeting was called to order at 9:30 a.m.

1. PLEDGE OF ALLEGIANCE Mr. Tressler

2. ROLL CALL Mr. Tressler

3. ELECTION OF OFFICERS

Rules and Procedures, Section 2-Officers and Committees: 2.1 The Commission shall organize annually in the month of September and confirm the election of a Chairman, Vice-Chairman, and Secretary. (10-19-05)

Due to not having all members in attendance, there was discussion to postpone the election of officers until the October 12, 2022 meeting. All members in attendance agreed. Election postponed until October 12, 2022.

4. PLANNING COMMISSION COMMENTS INFORMATIONAL

None

5. AGENCY COMMENTS / AGENDA BRIEFING INFORMATIONAL

Members were briefed on the upcoming October 12, 2022 meeting which will include 8 Development Review items and one piece of legislation for consideration. The October 19, 2022 agenda will include a South Frederick Corridors Plan workshop.

6. LEGISLATION RECOMMENDATION

a) *Bill 22-17: Amend the Adequate Public Facilities Ordinance by strengthening traffic mitigation standards, increasing the requirements to be considered a "limited impact development," revising aspects of the Planning Commission's approval authority, revising approval time periods, and removing or revising out of date language.*
Council Member Steve McKay and Council Member Kai Hagen

Presentation:

Council Member Steve McKay
Council Member Kai Hagen

Questions, comments, and discussion by Planning Commission members followed the presentation.

Public Comment:

In-person: 2

Rebuttal: Council Member McKay

Decision: Mr. White moved that the Planning Commission make a recommendation to the Council that they pass this legislation – [Bill 22-17, Amend the Adequate Public Facilities Ordinance]. Mr. Davis seconded the motion that passed 4-0-0-3.

Planning Commission members	Aye	Nay	Abstain	Absent
Tressler, Chair	X			
Hicks, Vice-Chair				X
Rensberger, Secretary	X			
Sepe				X
Bowie				X
White	X			
Davis	X			

b) *Bill 22-18: Amend the Subdivision Rules and Regulations to allow a 6th remainder lot to use a common driveway if certain conditions are met.*

Council Member Jessica Fitzwater and Council Vice President Michael Blue

Presentation:

Mike Wilkins, Director Development Review and Planning
(Council Member Jessica Fitzwater unable to attend)

Questions, comments, and discussion by Planning Commission members followed the presentation.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission recommend to the Council approval of Bill 22-18 amending the subdivision rules and regulations to expand existing plats of record and common driveways. Mr. White seconded the motion that passed 4-0-0-3.

Planning Commission members	Aye	Nay	Abstain	Absent
Tressler, Chair	X			
Hicks, Vice-Chair				X
Rensberger, Secretary	X			
Sepe				X
Bowie				X
White	X			
Davis	X			

c) *Bill 22-24: Add to Chapter 1-19 (Zoning) a definition of Private Park, add Private Park to the Use Table, Design Requirements, and add specific criteria for Private Parks in the RC district.*

Kimberly Golden Brandt, Director, Livable Frederick
Tim Goodfellow, Livable Frederick Design Planner

Presentation:

Kimberly Golden Brandt, Director Livable Frederick
Tim Goodfellow, Livable Frederick Design Planner

Questions, comments, and discussion by Planning Commission members followed the presentation.

Public Comment: None

Decision: Mr. White moved that the Planning Commission recommend to the Council approval of Bill 22-24. Mr. Rensberger seconded the motion that passed 4-0-0-3.

Planning Commission members	Aye	Nay	Abstain	Absent
Tressler, Chair	X			
Hicks, Vice-Chair				X
Rensberger, Secretary	X			
Sepe				X
Bowie				X
White	X			
Davis	X			

d) *Bill 22-25: Add the Sugarloaf Rural Heritage Overlay District to Chapter 1-19 of the County Code, and provisions governing uses, activities and design standards; supplement existing Code provisions related to Communication Towers and Commercial Solar Facilities to include criteria for those facilities located in the Sugarloaf Rural Heritage Overlay; and add a definition of Timber Harvest Streamside Management Zone.*
Kimberly Golden Brandt, Director, Livable Frederick
Tim Goodfellow, Livable Frederick Design Planner

Presentation:

Kimberly Golden Brandt, Director Livable Frederick
Tim Goodfellow, Livable Frederick Design Planner

Questions, comments, and discussion by Planning Commission members followed the presentation.

Public Comment: None

Decision: Mr. White moved that the Planning Commission recommend to the Council approval of Bill 22-25. Mr. Rensberger seconded the motion that passed 4-0-0-3.

Planning Commission members	Aye	Nay	Abstain	Absent
Tressler, Chair	X			
Hicks, Vice-Chair				X
Rensberger, Secretary	X			
Sepe				X
Bowie				X
White	X			
Davis	X			

7. **SOUTH FREDERICK CORRIDORS PLAN – Review of 2. Sectors (pages 31-47)**
WORKSHOP

*Kimberly Golden Brandt, Director, Livable Frederick
 Denis Superczynski, Livable Frederick Planning Manager
 John Dimitriou, Livable Frederick Design Planner*

Workshop postponed until the October 19, 2022 meeting.

Mr. Rensberger moved meeting be adjourned. Mr. Tressler declared meeting adjourned at 10:57 a.m.


 Craig Hicks Chair

12/14/22
 Date