

# FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for  
September 14, 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; Terry Bowie; Tim Davis; and Robert White Jr. (joined meeting at 9:55 a.m.).

Members Absent: Carole Sepe

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Ashley Moore, Senior Planner; Graham Hubbard, Principal Planner; Cody Shaw, Principal Planner; Jerry Muir, Principal Planner; Tim Goodfellow, Livable Frederick Environmental 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. **MINUTES TO APPROVE** – June 8, 2022

**DECISION**

**Decision:** Mr. Hicks moved to approve the minutes as submitted. Mr. Rensberger seconded the motion that passed 5-0-0-2.

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			

4. **PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

Mr. Hicks announced that he would recuse himself from agenda item 6F - Hyattstown Business Park Lot 2. Mr. Davis shared current volunteer opportunities with Frederick County Government.

5. **AGENCY COMMENTS / AGENDA BRIEFING**

**INFORMATIONAL**

Members were briefed on the upcoming September 21, 2022, meeting which will include four pieces of legislation for consideration and a South Frederick Corridors Plan workshop. Notes taken during the South Frederick Corridors Plan breakout groups will be shared with the Planning Commission.

## 6. SITE PLAN

## DECISION

- a) DogiVillage – The Applicant is requesting Site Development Plan approval for the construction of a vet clinic, kennel, dog training, dog grooming, and retail complex on a 1.76-acre property. Located at 8994 Urbana Church Road. Tax Map 96, Parcel 163. Zoned Village Center (VC). Planning Region: Urbana. SP21-08 (AP# SP271204 APFO # A271205 FRO# F267666)  
*Graham Hubbard, Principal Planner I*

**Staff Presentation:** Graham Hubbard

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

**Applicant Presentation:**

Fran Zeller, Harris, Smariga & Associates  
Andrew Fraser, DogiVillage, LLC

**Public Comment:** None

Additional discussion. Mr. White joined the meeting at 9:55 a.m.

**Decision:** Mr. Rensberger moved to approve the DogiVillage site plan SP21-08, SP271204, including APFO with modifications and conditions as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Hicks seconded the motion that passed 5-0-1-1.

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) Hyattstown Self-Storage Units/Complex – The Applicant is requesting Site Development Plan approval for the construction of a self-storage unit facility on an 8.02-acre property. Located at 1920 Urbana Pike (MD 355). Tax Map 106, Parcel 34. Zoned General Commercial (GC). Planning Region: Urbana. SP07-28 (AP# SP265223 APFO # A265226 FRO# F265225)  
*Graham Hubbard, Principal Planner I*

**Staff Presentation:** Graham Hubbard

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

**Applicant Presentation:**

Lee Miller, Terra Solutions Engineering, LLC

**Public Comment:**

In-Person: 11

Applicant rebuttal.

Additional discussion.

**Decision:** Mr. Hicks moved to approve the Hyattstown Self-Storage Units/Complex Site Development Plan SP07-28, SP265223, including APFO with modifications and conditions as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Rensberger seconded the motion that failed to pass 1-5-0-1.

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		

Mr. Hicks exited the meeting at 11:43 a.m.

Break taken at 11:45 a.m. Meeting resumed at 11:55 a.m.

- c) Oakdale Crossing Lot 5 – The Applicant is requesting Site Plan approval to construct a 20,272 sq ft building for Medical Clinic and Professional Office uses on a 2.42-acre Site. Located at the north side of Lake Linganore Blvd. Tax Map 78, P/O Parcel 14. Zoned Mixed Use Development (MXD). Planning Region: New Market. SP22-01 (AP# SP271197 APFO # A271198 FRO# F271199)  
*Cody Shaw, Principal Planner II*

**Staff Presentation:** Cody Shaw

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

**Applicant Presentation:**

Chris Smariga; Harris, Smariga & Associates

**Public Comment:**

In-Person: 2

Applicant rebuttal.

Additional discussion.

**Decision:** Mr. Rensberger moved to approve the Oakdale Crossing Lot Site Development Plan SP22-01, AP SP271197, with conditions and modifications as



listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Davis seconded the motion that passed 5-0-0-2.

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			

Lunch break taken at 12:29 p.m. Meeting resumed 1:15 p.m.

- d) DANAC Center Lot 3 – The Applicant is requesting Site Development Plan approval for the construction of a 141,690 sq. ft. building for a proposed laboratory research, experimental, or testing use located on a 11.61-acre Site. Located at 7200 Bank Court. Tax Map 77, Parcel 308. Zoned Office/Research Industrial (ORI). Planning Region: Frederick. SP94-10 (AP# SP273287 APFO # A273309 FRO# F273289)  
Cody Shaw, Principal Planner II

**Staff Presentation:** Cody Shaw

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

**Applicant Presentation:**

Fran Zeller, Harris, Smariga & Associates

**Public Comment:** None

Additional discussion.

**Decision:** Mr. Rensberger moved to approve the DANAC Center Lot 3 Site Development Plan SP94-10, AP SP273287, with conditions and modifications as listed in the staff report for the proposed Site Plan based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. White seconded the motion that passed 5-0-0-2.

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			

- e) 9797 Hansonville Road Lot 2 – The Applicant is requesting Site Plan approval for the establishment of a landscape contractor use on a 2.60-acre Site. Located at

9797 Hansonville Road. Tax Map 48, Parcel 287. Zoned General Commercial (GC). Planning Region: Frederick. SP87-61 (AP# SP273237 APFO # A273236 FRO# F273239)

*Cody Shaw, Principal Planner II*

**Staff Presentation:** Cody Shaw

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

**Applicant Presentation:**

Ron Thompson, VanMar Associates, Inc.

**Public Comment:**

In-Person: 1

Additional discussion.

**Decision:** Mr. Davis moved to approve the 9797 Hansonville Road Lot 2 Site Plan SP87-61, AP SP273287, with conditions and modifications as listed in the staff report for the proposed Site Plan based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. White seconded the motion that passed 5-0-0-2.

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			

- f) Hyattstown Business Park Lot 2 – The Applicant is requesting Site Development Plan approval to construct a 48,000 sq. ft. manufacturing and limited assembly building on a 22.6 acre site. Located off Urbana Pike within Hyattstown Business Park. Tax Map 106, Parcels 146 and 32. Zoned Limited Industrial (LI). Planning Region: Urbana SP99-41 (AP# SP271206 APFO# A 271207 FRO# F271208).

*Jerry Muir Principal Planner*

**Staff Presentation:** Jerry Muir

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

**Applicant Presentation:**

Fran Zeller, Harris, Smariga & Associates  
Henry Forster, Core Development Group

**Public Comment:** None

Additional discussion.

**Decision:** Mr. Davis moved to approve SP271206, APFO A271207, FRO F 271208, including APFO and FRO approval with conditions as listed in the staff report and discussed in the meeting for the proposed Hyattstown Business Park Lot 2 based on the findings and conclusions of the staff report and the testimony and the exhibits and documentary evidence produced at the public meeting. Mr. White seconded the motion that passed 5-0-1-1.

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. **SUMMER 2022 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS** **FINDING OF CONSISTENCY**

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan or a municipal Comprehensive Plan.

*Tim Goodfellow, Livable Frederick Environmental Principal Planner*

### **WS-22-09 Division of Planning & Permitting (Walz)**

Tax Map 48, Parcel 227. East side of Bethel Road, 266 feet north of Crestview Drive. Requesting reclassification of 0.47 acres from S-1 to S-5.

**Staff Presentation:** Tim Goodfellow

**Public Comment:** None

**Decision:** Mr. Davis moved that the Planning Commission make a finding of consistency with the County Comprehensive Plan for the request made in Case #WS-22-09. Mr. Rensberger seconded the motion that passed 5-0-0-2.

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			



**WS-22-10 Maureen Wood/Frank Campbell**

Tax Map 96, Parcel 165. North side of Urbana Church Road, 337 feet south of MD 355, Urbana Pike. Requesting reclassification of 0.36 acres from W-5, S-5 to W-4, S-4.

**Staff Presentation:** Tim Goodfellow

**Public Comment:** None

**Decision:** Mr. White moved that the Planning Commission find Case #WS-22-10 requesting reclassification of 0.36 acres from W-5, S-5 to W-4, S-4 consistent with the County Comprehensive Plan. Mr. Rensberger seconded the motion that passed 5-0-0-2.

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			

**WS-22-11 Division of Planning & Permitting**

Requesting Text Amendment related to Water and Sewerage Plan amendment fees and their applicability to municipal governments.

**Staff Presentation:** Tim Goodfellow

**Public Comment:** None

**Decision:** Mr. White moved that the Planning Commission find Case #WS-22-11, a text amendment to the Water and Sewerage Plan to clarify amendment fees and their applicability to municipal governments consistent with the County Comprehensive Plan. Mr. Rensberger seconded the motion that passed 5-0-0-2.

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			

**WS-22-12 Division of Planning & Permitting (75-80 Properties, LLC)**

Tax Map 88, Parcel 21. 4601 Ed McClain Road. Requesting reclassification of 2 acres from W-3, S-3 to Planned Service (water & sewer).

**Staff Presentation:** Tim Goodfellow

**Public Comment:** None

**Decision:** Mr. White moved that the Planning Commission find Case #WS-22-12, reclassification of two acres from W-3, S-3 to Planned Service, (water and sewer) at Ed McClain Road consistent with the County Comprehensive Plan. 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 (absent at time of vote)				X
White	X			
Davis	X			

**WS-22-13 Division of Planning & Permitting (McFarland; Edgerly)**

Tax Map 79, Parcel 147, Lot 28 (1.10 ac.); Tax Map 79, Parcel 148, Lot 29 (1.12 ac.) East side of Yeagertown Road, 0.32 miles south of Boyers Mill Road. Requesting reclassification of 2 lots from W-1 to Planned Service (water).

**Staff Presentation:** Tim Goodfellow

**Public Comment:** None

**Decision:** Mr. White moved that the Planning Commission find Case #WS-22-13, reclassification of 2 lots from W-1 to Planned Service (water), on the east side of Yeagertown Road 0.32 miles south of Boyers Mill Road, consistent with the County Comprehensive Plan. Mr. Rensberger seconded the motion that passed 5-0-0-2.

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			

Mr. Rensberger moved to adjourn. Mr. Tressler declared meeting adjourned at 3:12 p.m.

  
\_\_\_\_\_  
Craig Hicks Chair

12/14/22  
\_\_\_\_\_  
Date