

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
November 9, 2022  
*In Person/Virtual Meeting*

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

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

Members Absent: None

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Golden Brandt, Livable Frederick Director; Steve Horn, Division Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Denis Superczynski, Livable Frederick Planning Manager; John Dimitriou, Livable Frederick Design Planner; and Karen James, Administrative Specialist.

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

1. **PLEDGE OF ALLEGIANCE** Mr. Hicks
2. **ROLL CALL** Mr. Hicks
3. **MINUTES TO APPROVE** – August 10, 2022 and August 17, 2022 **DECISION**  
Minutes from August 10 and August 17 both approved by unanimous consent
4. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**  
Mr. Hicks said he would like to add discussion of having special committees to a future agenda. The committees would work on topics and specific issues and then make recommendation to the full Planning Commission. These would include items that do not get attention during the regular business of the Planning Commission such as items to learn more about and ideas for improvement. Ms. Mitchell answered questions and provided direction to the members.

Mr. White had questions about the Sugarloaf Overlay, which had been remanded back to the Planning Commission. Topic to be addressed during Agency Comments.

5. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**  
Members were briefed on the upcoming November 16, 2022 meeting which will include presentation of applications submitted for the FY-2023 Installment Purchase Program and a South Frederick Corridors Plan workshop. The last meeting of the calendar year will be held December 14, 2022.

Mr. Horn then addressed the Planning Commission, thanking members for their excellent work on the Sugarloaf Treasured Landscape Management Plan. The County Council unanimously adopted the plan, while remanding the Sugarloaf Overlay back to the Planning Commission. Mr. Horn suggested that because the government is in transition the Commission would be better served to wait until discussions can take place with the new leadership. Discussion of this topic continued with Ms. Mitchell offering guidance.

## 6. MISCELLANEOUS REQUEST

## DECISION

a) *Mill Creek* - The Applicant is requesting approval for amending and restating the APFO Letter of Understanding (LOU). Located west side of Jones Road, south of Libertytown. Tax Map 60, Parcel 51 & 64. Zoned Low Density Residential (R-3) and Resource Conservation. Planning Region: Walkersville. S-1123 (AP# A273572)  
*Mark Mishler, Transportation Engineering Supervisor*

**Staff Presentation:** Mark Mishler

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

**Applicant Presentation:**

Mike Wiley, The Wormald Companies and Piedmont Design Group  
Tracie Clabaugh, Attorney, Clabaugh Law Firm  
Ed Wormald, The Wormald Companies

**Public Comment:** None

No additional discussion.

**Decision:** Ms. Sepe moved that the Planning Commission approve the Mill Creek APFO LOU S-1123, A273572, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting with the minor typo corrections discussed. Mr. Rensberger seconded the motion that passed 6-0-0-0.

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

b) *Mayne Property* - The Applicant is requesting approval for amending and restating the APFO Letter of Understanding (LOU). Located north of Liberty Road, between Daysville Road and MD 550. Tax Map 50, Parcel 19. Zoned Low Density Residential (R-3). Planning Region: Walkersville. S-1157 (AP# A273573)  
*Mark Mishler, Transportation Engineering Supervisor*

**Staff Presentation:** Mark Mishler

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

**Applicant Presentation:**

Mike Wiley, The Wormald Companies and Piedmont Design Group  
Tracie Clabaugh, Attorney, Clabaugh Law Firm  
Ed Wormald, The Wormald Companies

**Public Comment:** None

No additional discussion.

**Decision:** Ms. Sepe moved that the Planning Commission approve the Mayne Property APFO LOU S-1157, A273573, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting with a minor typo correction discussed to include the permit number on A2, the sewer gallon per day on B1 and the clarifications on the common obligations to refer to the new LOU. Mr. Rensberger seconded the motion that passed 6-0-0-0.

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

Break taken at 10:45 a.m. Meeting resumed at 10:55 a.m.

## **7. SOUTH FREDERICK CORRIDORS PLAN, Pages 49-77**

**WORKSHOP**

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

**Presentation:**

John Dimitriou

Ms. Brandt provided a brief review of the previous workshop which included the districts and the sub-district portion of the plan. Mr. Dimitriou then began his presentation of pages 49 through 77 of the Plan, starting with the dwelling allocation summary. Flexibility was a topic as was vocabulary use. Form and use designations were presented and discussed. Building set-backs and heights were debated. Locations for citizen services were discussed.

Lunch break taken at 12:28 p.m. Meeting resumed at 1:17 p.m.

Mr. Dimitriou continued with the presentation with the road designations portion of the Plan. Street types were shared. Different road widths and the purpose of these widths were reviewed, including bicycle lanes. Planning Commission members mentioned the need for transit and pedestrian services.

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

The next South Frederick Corridors Plan workshop will focus on implementation.

Mr. Hicks declared the meeting adjourned at 2:32 p.m.

Craig Hicks  
Craig Hicks, Chair

2/8/23  
Date