

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
March 8, 2023 (night mtg)
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., and Masai Troutman.

Members Absent: None

Staff Present: Kimberly Gaines, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Shawn Burnett, Traffic Engineer; Denis Superczynski, Livable Frederick Planning Manager; and Karen James, Administrative Specialist.

The meeting was called to order at 6:30 p.m.

1. **PLEDGE OF ALLEGIANCE** – Mr. Hicks

2. **ROLL CALL** – Mr. Hicks

3. **PLANNING COMMISSION COMMENTS**

INFORMATIONAL

Mr. Hicks announced that there would be some additions to the April 12, 2023 agenda, including reports from the Executive Committee and special committees. These are not anticipated to be final reports with recommendations, but a report with updates and progress. The Executive Committee will have amendments to the Planning Commission Rules of Procedure to be considered.

4. **ZONING MAP AMENDMENT**

RECOMMENDATION

R-22-02 Cromwell Amendments to R-19-01 – The applicant requested approval of amendments to: (1) include a new 2.4-acre public use site on the Cromwell Property, a 160.8-acre Planned Unit Development approved in 2020, and (2) remove a condition stating that no building permits shall be used, except for model homes, until five years after the effective date of Ordinance 20-05-005 (November 10, 2020). The property is located on the north side of Old National Pike, east of Meadow Road.

Denis Superczynski, Livable Frederick Planning Manager

Staff Presentation:

Denis Superczynski

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

Cross Examination: By Margaret Hargett, responses by Mr. Superczynski.

Applicant Presentation:

Noel Manalo, McNees Wallace & Nurick LLC

Jason Wiley, Elm Street Development

Eric Soter, Rodgers Consulting

Cross Examination of Applicant: None

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

Public Comment:

In-person: 2

Applicant Rebuttal: Mr. Wiley

Additional discussion by Planning Commission members.

Decision: Mr. Rensberger moved that the Planning Commission recommend approval of the request as presented by the applicant and recommend the County Council do the same. Mr. Tressler seconded the motion which passed 7-0-0-0.

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

Mr. Hicks declared the meeting adjourned at 8:05 p.m.


Craig Hicks, Chair

May 10, 2023
Date