

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
August 9, 2023
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; and Robert White, Jr.

Members Absent: None

Staff Present: Mike Wilkins, Development Review and Planning Director; Kimberly Gaines, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Ashley Moore, Senior Planner; Graham Hubbard, Principal Planner II; Jerry Muir, Principal Planner I; Cody Shaw, Principal Planner II; Karin Flom, Principal Planner I, Livable Frederick; Andrew Stine, Principal Planner I, Livable Frederick; Mark Mishler, Traffic Engineer; 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** - April 19, 2023 and May 10, 2023

DECISION

Mr. Davis said he was fine with the April 19, 2023 minutes, but wished to speak on the May 10, 2023 meeting regarding Aligned Data Centers, asking about the follow-up items being done at the request of the Planning Commission. He said he would like to know how that effort is progressing. Mr. Wilkins indicated the applicant is still working on them. Mr. White then stepped in and said this should be handled as a separate discussion after approval of the minutes.

Decision: Mr. Tressler moved to approve the minutes from April 19, 2023 and May 10, 2023 as submitted. 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			
Tressler	X			
Sepe	X			
White	X			
Vacancy				

4. **EXECUTIVE COMMITTEE REPORT**

Mr. Hicks reminded all that there will be a vote on the amended Rules of Procedure at the next meeting. There was a brief discussion of retaining the provision concerning consent agenda items. This will be further reviewed at the next meeting.

5. SPECIAL COMMITTEE REPORTS

MXD Committee: No report

Transfer of Development Rights Committee: No report

Public Participation and Outreach Committee: No report

6. PLANNING COMMISSION COMMENTS

Mr. Hicks talked about the special committees and the future recommendations that may come from these committees. Mr. Davis returned to the topic of follow-up on Aligned Data Centers, stating that the Planning Commission members are stewards for the community and worked hard on that project. He thanked Ms. Sepe for stepping in and being the county's "architectural review board" for the project and wants to know that "things are being followed through on." Conditions were attached to the Planning Commission's approval by a majority vote.

Mr. Wilkins said staff can provide the conditional approval letter, but to facilitate a discussion at a Planning Commission meeting as a follow-up staff would need to work with the County Attorney's Office to determine how that may be accomplished. Mr. Hicks continued, saying the original question was if staff would come before the Planning Commission and give an update on how a project is meeting the conditions of approval.

Ms. Mitchell stepped in to say that is not within the authority of the Planning Commission. Mr. Davis said he was satisfied with the final approval letter saying that all conditions have been met.

Mr. Rensberger brought up proffers and when they are or are not named within the motion. After much discussion, Mr. White suggested the minutes should read, "the Planning Commission accepted the proffer."

7. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

Mr. Wilkins provided information for the next meeting to be held August 16 in the third-floor meeting room at Winchester Hall. There will be a training session held, presentation of the Educational Facilities Master Plan with Frederick County Public Schools (FCPS) staff, discussion of the Rules of Procedure, and 2024 legislative considerations. The September 13 meeting agenda is in progress and may include the election of officers. The not-yet-approved amended Rules of Procedure moves the election to October. In the past the Planning Commission members have voted to move the election to a different time. Mr. Rensberger suggested voting in September and having the new officers seated at the October meeting.

8. MISCELLANEOUS REQUEST

DECISION

- a) Kenel APFO – The applicant requested a 5-year APFO approval for up to 237 am and 244 pm weekday peak hour driveway trips for a future Mixed Use Development. Located in the northwestern section of the Ballenger Creek Community Growth area on the north side of Jefferson Pike, adjacent to I-70, and in close proximity to Jefferson Technology Park MXD. Tax Map 76, Parcel 91. Mixed Use Development (MXD). Planning Region: Frederick. SP04-23 (A274967)

Mark Mishler, Transportation Engineering Supervisor

Staff Presentation: Mark Mishler

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Questions by Planning Commission members followed the presentation. Mr. Mishler responded to questions from Ms. Sepe and Mr. Davis.

Applicant Presentation:

Fran Zeller, Harris, Smariga and Associates
David Severn, Offit Kurman Attorneys at Law
Matt Holbrook, St. John Properties

Mr. Zeller provided a timeline of the project and additional background.

The Planning Commission members had no further questions. There was no further discussion.

Public Comment: None

Decision: Mr. Tressler moved that the Planning Commission approve the Kenel APFO and LOU SP04-23, A274967, 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 which passed 6-0-0-0.

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

9. COMBINED PRELIMINARY / FINAL / ADDITION PLAT

DECISION

- a) Woodlands at Urbana - Parcel D - The applicant requested Combined Preliminary/Final/ Addition Plat approval to create a 2.03-acre parcel from portions of two existing parcels. Located at the southeast quadrant of Urbana Parkway and Urbana Pike (MD 355). Tax Map 96, Parcels 162 and 172. Zoned Mixed Use Development (MXD). Planning Region: Urbana. S-1175 (PL273768)

Graham Hubbard, Principal Planner II

Ms. Sepe exited the meeting prior to the staff presentation.

Staff Presentation: Graham Hubbard

Mr. White questioned why the two pieces were not each classified as remainders. Mr. Hubbard explained that when talking about remainders that is usually talking about the ag zone. There is no restriction on subdividing in the MXD, and basically the applicant is taking pieces of two parcels and creating a third (must meet all subdivision regulations, setback, and minimum lot size). There were no further questions from Planning Commission members.

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting

There was no formal presentation; Mr. Walsleben provided a brief history of the parcel.

The Planning Commission members had no further questions; there was no further discussion.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission approve the Combined Preliminary/Final/Addition Plat S-1175, AP PL273768 with conditions as listed in the staff report for the proposed Woodlands at Urbana Parcel D, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Tressler seconded the motion which passed 5-0-0-1.

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

10. SITE PLAN

DECISION

- a) Valley Elementary School - Applicant requested site plan approval to construct a new 745 student, 2 story, 95,425 SF elementary school on a 31.7-acre lot. Located at 3519 Jefferson Pike. Tax map84, parcel149. Zoned: R-3 residential Planning Region: Brunswick
SP275174, A275172, F275175
Jerry Muir, Principal Planner I

Ms. Sepe returned to the meeting.

Staff Presentation: Jerry Muir

Mr. Rensberger had landscaping questions including asking about soft surface play areas. He also asked why future modular classrooms were put on a site plan. Mr. Muir explained every school site plan includes future modular spots and all need to return to get site plan approval for those modular spots. Ms. Sepe questioned the pole heights at 20 feet which are typically restricted to 18 feet and will ask the applicant about the height. Traffic, sidewalk needs, and parking lots were discussed and questioned by Planning Commission members. Mr. Davis appreciated the bike racks and suggested the "U" style bike racks be used. He further noted that it will not be built for capacity for the long term.

Applicant Presentation:

Brian Staiger, Frederick County Public Schools
Amanda Moore, GWWO Architects
Craig Blymiller, MK Consulting Engineers

Also participated:

Beth Pasierb, Frederick County Public Schools
Brad Ahalt, Frederick County Public School

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Mr. Staiger offered a brief presentation of the proposed site plan.

Ms. Sepe questioned the pole heights, Mr. Staiger explained the taller height means less poles are necessary. Shorter poles eat up landscaping areas, stormwater management areas and are more costly. Ms. Sepe asked what the impact would be by lowering the height to 18 feet and expressed concern for the nearby residents. The applicant said they would need to run an analysis of 18 feet. Soft surface play area was discussed and was described as a rubberized surface. Ms. Sepe suggested making a note of that in the legend. Ms. Sepe received confirmation of location of continuous trees, but not shown on one of the drawings.

Parking lots were discussed, including one to be used as a bus staging area not connected to others. It was suggested that landscaping along Horine Road be intensified. Fencing material was discussed. The topic of adaptive plants was discussed. Mr. Hubbard joined the conversation providing a definition. Mr. Tressler asked about water and sewer. The site is currently on well and septic. Ms. Pasierb explained how the state rated capacity of a school is determined.

There were additional lighting questions by Mr. Davis and Mr. White with Mr. White commenting, "... then from the standpoint of design, the efficiency takes precedence over impact on neighbors." Applicants then stated that based on the photometric study, the light is not bleeding off the site. Solar panels were discussed and are not being used. The sewage treatment plant being used for this facility was also a topic of discussion.

Public Comment: None

Mr. Davis asked that under Staff Condition #4 the bike rack will be a preferred "U" type rack since the applicant agreed to that during the discussion. Mr. White said the height for light poles should be 18 feet. Mr. Hicks suggested the County's governing body work with the schools on developing a uniform lighting standard instead of the Planning Commission having this discussion about modification every time and was inclined to not approve that modification request. Mr. Muir pointed out that 18 feet would still be a modification. Mr. Ahalt provided additional information and testimony on lighting. Mr. White said he had not heard one word about the impact of this on the quality of life and the neighborhood that is impacted by the lights, "only the convenience of the school itself." Mr. Rensberger echoed Mr. White's comments suggesting limiting the light pole height to 18 feet which is granting an exception.

Ms. Sepe continued the discussion about parking and sidewalks.

Mr. Rensberger said he would like to make a motion, but first encouraged the applicant(s) to rethink their position on holes in flat roofs and affordability, as the future is solar on flat roofs.

Decision: Mr. Rensberger moved that the Planning Commission approve the Site Plan SP275174, FRO F275175 and APFO A275172 with the modifications and conditions as listed in the staff report for the proposed Valley Elementary School, based on the findings and conclusions of the staff report and the testimony, to include the stipulation that the "U" type bike rack be utilized, that 18 feet be the maximum light pole height and that the adaptive plant species be replaced with a durable native species, exhibits, and documentary evidence produced at the public meeting. Mr. White seconded the motion. Ms. Sepe asked to add some modifications. Mr. Hicks suggested changing the word stipulation to condition in the motion. Mr. Rensberger agreed to the suggestion. Ms. Sepe noted other modifications and revisions that were discussed. Mr. Rensberger agreed to amend his motion. Following further discussion Mr. Rensberger asked to restate his motion.

Mr. Rensberger moved that the Planning Commission approve the Site Plan SP275174, FRO F275175 and APFO A275172 with the modifications and conditions as listed in the staff report for the proposed Valley Elementary School, based on the findings and conclusions of the staff report and the testimony, that includes a condition to include that the "U" type bike rack be utilized, that 18 feet be the maximum light pole height modification, that the adaptive plant species be replaced with a durable native species, that street trees along Horine Road and Jefferson Pike be continued, and that note #10 on the site plan be aligned with the staff report, exhibits, and documentary evidence produced at the public meeting. Mr. White seconded the motion which passed 6-0-0-0.

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

Break taken at 11:55 a.m. Meeting resumed at 12:03 p.m.

- b) Green Valley Elementary School - Applicant requested site plan approval to construct a 725 student, 2 story 95,267 SF elementary school on a 13.23-acre lot. Located at 4551 Landsdale Parkway. Tax Map 88, Parcel 198. Zoned Planned Unit Development (PUD) Planning Region: Urbana. SP275183, A275173, F275184
Jerry Muir, Principal Planner I

Staff Presentation: Jerry Muir

Planning Commission questions included the reduction of parking spaces and size of the site. Mr. Rensberger asked if there was ever a conversation about going vertical with the building so that the footprint shrinks, then not needing a parking modification. Mr. Muir said there was no conversation about going to a 3 story building. Mr. Davis asked if the neighborhood was aware of the school. Along with the posting, the PUD Master Plan indicates the school site. Mr. Davis mentioned e-mailed public comment received and confirmed that they were received by Mr. Misher and Mr. Muir, as well as the applicant. Mr. Wilkins indicated that these would be best addressed by the applicant.

Applicant Presentation:

Brad Ahalt, Frederick County Public Schools
 Amanda Moore, GWWO Architects
 Craig Blymiller, MK Consulting Engineers
 Beth Pasierb, Frederick County Public Schools

Mr. Ahalt offered a brief presentation of the proposed site plan. The existing Green Valley will be demolished. The parcel will be retained by FCPS. Future use is not known at this time.

Mr. Davis shared the questions posed in the e-mails. Topics included sidewalks, crosswalks, and ramping. Mr. Wilkins stated that the whole community was designed to be pedestrian-friendly. Mr. Mishler responded to traffic-related questions and the traffic study. When asked

about the trees being proposed along Ed McClain Road being on the Landsdale landscape easement, conflicting with the location of existing black landscape fencing, the applicant said that will be adjusted to make sure none of the fencing is affected. At-capacity and over-capacity issues were discussed regarding Green Valley and other Frederick County schools. Mr. Mishler then continued to address traffic questions. Mr. Rensberger asked if there was a place for outdoor education and received a “no” response. Ms. Sepe complimented the layout. Questions were asked about lighting. Elevation of residential lots were discussed.

Public Comment:

In Person: 4

Recorded messages: 1

Live call-ins: 0

Applicant Rebuttal: Ms. Pasierb

Concerns about the need for a traffic signal on MD80 was discussed. Mr. Mishler confirmed that State Highway would make that decision, not the county. Noted in the LOU is that a signal has been deemed warranted and is to be installed by the time the school is open. Stop sign placement was also discussed.

Decision: Mr. Rensberger moved that the Planning Commission approve Site Plan SP275183, F275184, and A275173 with the modifications and conditions as listed in the staff report for the proposed Green Valley Elementary School, based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence, and the conditions that the “U” type bike racks be used, light poles be limited to 18 feet in height as a modification, and that adaptive species be replaced with hardy natives on the landscape plan, at the public meeting. Ms. Sepe asked if Mr. Rensberger would amend his motion to include having staff work with the applicant to explore alternative light shielding solutions or lighting options that will minimize negative impact on surrounding residential properties. Mr. Rensberger agreed to amending the motion. Ms. Sepe seconded the motion which passed 6-0-0-0.

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

Break for lunch at 1:16 p.m. Meeting resumed at 2:00 p.m.

**11. SUMMER 2023 OUT-OF-SEQUENCE – WATER & SEWERAGE PLAN AMENDMENTS
FINDING OF CONSISTENCY**

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

Karin Flom, Principal Planner I, Livable Frederick

Andrew Stine, Principal Planner I, Livable Frederick

WS-23-10 Quantum Maryland LLC (Quantum Frederick)

Tax Map 96, Parcels 3, 9, & 70. Area bounded by Ballenger Creek Pike to the west, Mountville Road to the South, New Design Road to the east, and encompassing areas to the north and south of Manor Woods Road. Requesting reclassification of 1,152 acres from W-1, W-3/Dev, & W-5/Dev, S-1, S-4/Dev, & S-5/Dev to W-3/Dev, S-3/Dev.

Staff Presentation: Andrew Stine

Mr. Stine provided a brief overview of the process and then presented Case WS-23-10. Mr. Hicks asked about out-of-sequence requests and the submittal process. For the three cases currently being presented, out-of-sequence review requests were submitted to the County Executive's Office and these requests were granted.

Mr. Rensberger noted the justification statement from Quantum Maryland states while currently vacant, the property is presently installing the necessary infrastructure to support the proposed use. Staff deferred to the applicant to explain the current work being done.

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting
A.D. Robinson, Quantum Maryland

Mr. Walsleben explained current work being done on the property and why it is being done at this time. There were no further questions from the Planning Commission members.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission reach a finding of consistency with the County Comprehensive Plan for the request made in Case WS-23-10. Mr. Tressler seconded the motion which passed 5-0-1-0.

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

WS-23-11 Aligned Data Centers (MD) PropCo, LLC (Aligned Data Centers)

Tax Map 94, Parcel 71. South side of Manor Woods Road, east of Ballenger Creek Pike. Requesting reclassification of 74.9 acres from W-1 & W-3/Dev, S-1 & S-4/Dev to W-3/Dev, S-3/Dev.

Staff Presentation: Andrew Stine

Ms. Sepe confirmed with Mr. Stine the specific site the request references.

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting
Mr. Walsleben offered additional clarity to the specific site the request refers to.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission reach a finding of consistency with the County Comprehensive Plan for the request made in Case WS-23-11. Mr. Tressler seconded the motion which passed 6-0-0-0.

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

WS-23-12 Gambrill View Development, LLC (Gambrill View, Part 2)

Tax Map 66F, Parcel 2087, Expansion Parcels A & B. On the north and south side of Shookstown Road between Bowers Road and Waverly Drive. Requesting reclassification of 34.75 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev in the City of Frederick.

Staff Presentation: Karin Flom

Cross examination of Ms. Flom by Elizabeth Law.

Ms. Flom provided answers as to why this is a county decision when the property is in the city limits.

Applicant Presentation:

Mike Wiley, Piedmont Design Group

History of the property given by Mr. Wiley.

Public Comment: None

Decision: Mr. Rensberger moved that the Planning Commission reach a finding of consistency with the City of Frederick Comprehensive Plan for the request made in Case WS-23-12. Mr. Tressler seconded the motion which passed 6-0-0-0.

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

White	X			
Vacancy				

12. SITE PLAN

DECISION

- a) Quantum Lot 112A Substation - The Applicant requested Site Plan approval for the construction of a critical digital infrastructure electric substation use on a 19.42-acre parcel. Located at the east side of Ballenger Creek Pike. Tax Map 94, Parcel 70. Zoned General Industrial (GI). Planning Region: Adamstown. SP22-04 (SP273757, F274907)
Cody Shaw, Principal Planner II

Staff Presentation: Cody Shaw

Mr. Shaw responded to questions about up/down lighting and landscape requirements. Both topics to be revisited with the applicant.

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting
Justin Walter, FirstEnergy

Mr. Walsleben shared information about the previous substation that existed on the Alcoa property and provided a perspective of size, location and distance from other properties. He responded to earlier lighting and landscaping questions. Ms. Sepe asked questions about the sound study and the proposed equipment to be used. Mr. Walter responded to questions about the transformers being used and noise levels. Ms. Sepe questioned the decibel level stated in the sound study and if that was with all equipment being used simultaneously. Mr. Walsleben responded to questions about the contaminated landfill area.

Public Comment:

In Person: 3
Recorded messages: 0
Live call-ins: 0

Mr. Rensberger asked questions of Steve Black of the Sugarloaf Alliance, who provided Public Comment. Ms. Mitchell responded to statements made by Mr. Black. Topics of discussion included environmental impact.

Applicant Rebuttal: Mr. Walsleben

Planning Commission members continued their questions of the applicant team. Ms. Mitchell commented that it sounded like the members wanted more information and might choose to postpone their decision. She further cautioned them to ask for information that is within their authority. Additional discussion led Mr. Wilkins to also remind the Planning Commission members of their authority.

Mr. Walsleben said there is an Environmental Management Plan currently under review with the state and that the Planning Commission could approve this plan with a condition that it doesn't get signed by staff for final approval until the EMP is approved by the state. Mr. Hicks then confirmed that this is a potential condition that the applicant would willingly proffer.

Mr. Hicks announced the possibility of not hearing one or more of the day's remaining agenda items.

Ms. Sepe said she was not ready to decide on the substation and was asked if she wanted a postponement or continuance. Mr. Rensberger said that was fine, but the question is "does the application meet the letter of the CDI law? Does it meet the spirit of the CDI law that's in place?" Ms. Sepe then said she wants to review the site plan again with another brief review of the information provided on the decibels which she was not comfortable with, and that is why she wants more time. Ms. Sepe quoted a portion of the staff report involving the transformers and said it didn't cover what she needed it to cover, particularly the number of transformers and the decibel level for multiple transformers and asked for additional information.

Ms. Sepe asked to make a motion for a continuance. Mr. Wilkins asked first for discussion of when to reschedule. It appeared likely that it would appear on a September meeting agenda. Mr. Walsleben asked if they provided a sound study that demonstrated that the multiple transformers, however many there are, would yield a sound at the property line of "X," stated and signed by an engineer, would the Planning Commission be satisfied? Approving in phases was discussed, as well as, building out capacity that isn't need.

Mr. White asked if it were possible to bring in a third party to answer questions about physics, electronics, sound, etc. Ms. Mitchell said she could look it up, but the problem is there is no budget. Mr. Wilkins said he could look into it for the future needs. Mr. Davis confirmed with the applicant that the new analysis is done with all of the transformers on at one time, not just one as an example. Applicant proffered to do the study, approval conditional on the outcome of the study.

Decision: Mr. Rensberger moved that the Planning Commission approve the Site Plan SP22-04, AP SP273757 with conditions and modifications as listed in the staff report for the proposed Quantum Lot 112A Electric Substation, based on the findings and conclusions of the staff report and the testimony, exhibits and documentary evidence produced at the public meeting to include the applicant's proffer that the plan will not be signed by staff until an approved EMP is in place with MDE and the condition that a new multiple source sound study be provided to staff and that the non-native plants on the landscape plan be changed to a diverse mix of natives. Mr. Hicks felt that the second condition should meet the requirements in the CDI legislation or CDI rules. Mr. Rensberger agreed to amend his motion. The amended motion did not receive a second. No decision.

Decision: Ms. Sepe moved to continue to the September (13) meeting to render a decision and to include Mr. Rensberger's conditions and allow this time to see if there are any additional conditions. It was suggested to repeat the three conditions under the new motion, rather than referring back to the failed motion. There was additional discussion. Motion did not receive a second. No decision.

Decision: Mr. Rensberger moved that Site Plan SP22-04, AP SP273757 be continued to the September 13th meeting with the understanding to the applicant that at that time the Planning Commission seeks to receive a proffer from the applicant that the plan will not be signed by staff until an approved EMP is in place with MDE and the condition that a new multiple source sound study be provided to staff and that the non-native plants on the landscape plan be changed to a diverse mix of natives. There was additional discussion. Ms. Sepe seconded the motion which passed 6-0-0-0.

Planning Commission members	Aye	Nay	Abstain	Absent
Hicks-Chair	X			

Rensberger Vice-Chair	X			
Davis- Secretary	X			
Tressler	X			
Sepe	X			
White	X			
Vacancy				

Decision: Ms. Sepe moved that the documents requested by the Planning Commission be presented at least 10 days prior to the September 13 meeting so they may be posted and open the record only for those items added to the records. Mr. Rensberger seconded the motion which passed 4-2-0-0.

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

Mr. Hicks then stated that the applicant is to provide the material 10 days prior to September 13th – September 3rd -- so that it may be posted in advance; and the record will be open to comments pertaining to the new information provided to the Planning Commission.

Mr. Hicks asked staff to coordinate a new date with Hamptons East Creekside. Staff said that date would also be September 13th.

The meeting was declared adjourned at 4:56 p.m.


Joel Rensberger, Chair

11/8/23
Date