

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
October 19, 2023  
*In Person/Virtual Meeting*

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

*Minutes are written per Robert's Rules of Order and the requirements of the Maryland Open Meetings Act.*

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

Members Absent: Tim Davis, Vice Chair

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

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

|  |                       |
|--|-----------------------|
| 1. <b><u>PLEDGE OF ALLEGIANCE</u></b> – Mr. Rensberger |                       |
| 2. <b><u>ROLL CALL</u></b> – Mr. Rensberger            |                       |
| 3. <b><u>PLANNING COMMISSION COMMENTS</u></b>          | <b>INFORMATIONAL</b>  |
| 4. <b><u>ZONING MAP AMENDMENT</u></b>                  | <b>RECOMMENDATION</b> |

**R-21-02 – Knowledge Farms MXD** – The Applicant requested to rezone 34.64 acres from Office Research Industrial (ORI) to Mixed Use Development (MXD). Located at 3280 Urbana Pike, across from Campus Drive and east of The Woodlands of Urbana.  
*Denis Superczynski, Livable Frederick Planning Manager*

**Staff Presentation:** Denis Superczynski

Mr. Rensberger outlined the rezoning process, including cross-examination, rebuttal, and public comment.

Mr. Superczynski explained the differences between the original application and the amended application. Differences include reduction of the overall number of dwelling units, more detail regarding building types, and more specific plans for recreational amenities. He responded to Planning Commission member questions. Ms. Mitchell and Mr. Superczynski responded to questions about applying conditions. Mr. Mishler responded to specific questions concerning traffic.

Cross examination of Mr. Superczynski and Mr. Mishler by Greg Pirozzo and Susan McCannon.

**Applicant Presentation:**

Chad Tyler, partner

Michael Kalinock, partner

Michael Workosky, Wells and Associates

Chris Thomas, JPB

Lee Miller, Terra Solutions

Break taken at 8:08 p.m. Meeting resumed at 8:15 p.m.

Planning Commission members asked questions of the applicant team. Topics included a second entrance, traffic, building heights and elevations, and public outreach.

Cross examination of the applicant team by Susan McCannon and Penny Boyd.

**Public Comment:**

In person: 10

Recorded messages: 2

Live call-ins: 0

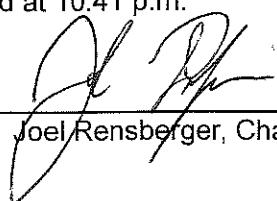
Break taken at 9:41 p.m. Meeting resumed at 9:45 p.m.

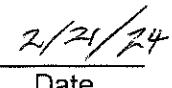
**Applicant rebuttal:** Applicant team responded to Public Comment.

**Decision:** Ms. Sepe moved that the Planning Commission recommend approval of the request for the MXD Zone with conditions as proposed by staff in addition to adding: (1) that commercial structures located within 200 feet of the single family units shall be limited in height to no more than two stories; (2) the signal warrant analysis be done prior to full build-out of the commercial and institutional uses; (3) the addition of traffic signage on The Woodlands access drive to note "No through traffic;" and (4) the hours of operation of the commercial activities be limited to 10 p.m. Mr. Hicks asked to clarify that The Woodlands access drive is Thornapple Drive, which was confirmed, then discussed the location of signage. Regarding signage, Mr. Mishler asked for the addition of "as permitted by Maryland MUTCD and the County Division of Public Works" as they have oversight for all roadway signage. Mr. White seconded the motion. Mr. Rensberger/Mr. Hicks amended the motion to include Ms. Sepe's reference to location of signage (on Thornapple Drive, located south of the intersection, as is permitted by Maryland MUTCD and the County Division of Public Works. Ms. Sepe and Mr. White accepted the amendment to the motion which passed 4-1-0-1.

| Members          | Aye | Nay | Abstain | Absent |
|------------------|-----|-----|---------|--------|
| Rensberger-Chair | X   |     |         |        |
| Davis-Vice Chair |     |     |         | X      |
| White-Secretary  | X   |     |         |        |
| Tressler         | X   |     |         |        |
| Sepe             | X   |     |         |        |
| Hicks            |     | X   |         |        |
| Vacancy          |     |     |         |        |

The meeting was declared adjourned at 10:41 p.m.

  
Joel Rensberger, Chair

  
2/21/24  
Date