

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
November 15, 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; Tim Davis, Vice Chair; Robert White, Jr. Secretary; Sam Tressler III, Carole Sepe; Mark Long.

Members Absent: Craig Hicks

Staff Present: Kimberly Gaines, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer Supervisor; John Dimitriou, Livable Frederick Design Principal Planner II; Denis Superczynski, Livable Frederick Planning Manager/Principal Planner II, Mahmoud Helal, Traffic Engineer; and Karen James, Administrative Specialist.

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

1. **PLEDGE OF ALLEGIANCE** – Mr. Rensberger
2. **ROLL CALL** – Mr. Rensberger
3. **MINUTES TO APPROVE** August 16, 2023

August 16, 2023

DECISION

Mr. Rensberger asked to amend the minutes to include a question he asked during the agenda item #9 Educational Facilities Master Plan presentation by FCPS representatives and that the answer he received be added "Mr. Rensberger asked Dr. Lebo, Mr. Mamoon, and Ms. Nelson if the large subdivisions around New Market dating back to 2013 and 2014 that had recently gone through the Planning Commission were a surprise. Was the team unaware?" The response of the FCPS representatives was, "no, not a surprise and not unaware." Ms. Sepe then asked to amend to also include the issues preventing moving forward with school construction: "Mr. Lebo said that although aware, there were issues that prevented moving forward with construction such as state funding issues and timing of when funding may be allocated."

Decision: Mr. White moved to approve the minutes from August 16, as amended. Mr. Tressler seconded the motion which passed 5-0-1-1.

Members	Aye	Nay	Abstain	Absent
Rensberger	X			
Davis	X			
White	X			
Tressler	X			
Sepe	X			
Hicks				X
Long			X	

4. EXECUTIVE COMMITTEE REPORT

Mr. Rensberger commented that perhaps one of the roles of the Executive Committee should be following-up on special committee reports by collaborating with Ms. Gaines and her team.

5. SPECIAL COMMITTEE REPORTS

TDR: Mr. White, no report.

Community Outreach: Mr. Davis welcomed Mr. Long to the committee and will be coordinating meetings.

6. PLANNING COMMISSION COMMENTS

None

7. AGENCY COMMENTS/AGENDA BRIEFING

INFORMATIONAL

Ms. Gaines announced that at the December 13, 2023 meeting there will be a number of development review items on the agenda. There will also be a meeting on December 20, 2023 from 9:30 a.m. to 12:30 p.m., reserved for Livable Frederick items. Ms. Gaines shared that she and Mr. Superczynski provided a briefing on the Sugarloaf overlay to the County Council on Nov. 14, 2023.

8. SOUTH FREDERICK CORRIDORS PLAN

WORKSHOP

Kimberly Gaines, Director, Livable Frederick

Denis Superczynski, Livable Frederick Planning Manager

John Dimitriou, Livable Frederick Design Planner

Staff presentation: John Dimitriou

Key findings of the South Frederick Corridors Travel Demand Modeling were presented. Staff responded to transportation questions. Conversation then turned to low-income housing, workforce housing, and other aspects of housing.

Public Comment

In person: 1

Call-ins: 0

Recorded messages: 0

Additional questions and discussion by Planning Commission members and staff.

Break taken at 11 a.m. Meeting resumed at 11:10 a.m.

Discussion continued. Ms. Sepe asked that the last sentence on page 85 (HM4) referencing the MPDU ordinance be removed. Mr. Rensberger reviewed the topics discussed.

Decision: Mr. Tressler moved the Planning Commission advance the South Frederick Corridors Plan to the County Council for their consideration. Mr. Long seconded the motion. Mr. Superczynski reminded all of the discussion about removing a sentence from HM4. Mr. Tressler agreed to amending the motion to include striking the reference to the MPDU ordinance on page 85 (HM4). Mr. Long was also in agreement. Following additional discussion, the amended motion passed 6-0-0-1.

Members	Aye	Nay	Abstain	Absent
Rensberger	X			
Davis	X			
White	X			
Tressler	X			
Sepe	X			
Hicks				X
Long	X			

9. WATER RESOURCES ELEMENT

WORKSHOP

Kimberly Gaines, Director, Livable Frederick

Denis Superczynski, Livable Frederick Planning Manager

Karin Flom, Principal Planner I, Livable Frederick

Andy Stine, Principal Planner I, Livable Frederick

Staff Presentation: Karin Flom and Andy Stine

Ms. Flom shared a presentation explaining the Water Resources Element and its components including drinking water, wastewater, and stormwater assessment. Wastewater assessment was presented by Mr. Stine. Current capacity of municipal systems was shared, with projected and future flows currently under development. Staff responded to questions posed by Planning Commission members.

10. LIVABLE FREDERICK WORK PROGRAM

PRESENTATION

Kimberly Gaines, Director, Livable Frederick

Denis Superczynski, Livable Frederick Planning Manager

Background was provided by Ms. Gaines including the adoption of Livable Frederick in 2019, and the work program that was approved by County Executive Gardner including elective plans. With the change in leadership, staff met with County Executive Fitzwater to update the work program to reflect priorities of her administration. Reports and other work efforts were shared including: Maryland Department of Planning Annual Report, Livable Frederick 5-Year Report, Historic Preservation Ordinance Update, Sugarloaf Rural Heritage Overlay District, South Frederick Corridors Plan and Implementation, Water & Sewerage Plan Triennial Update, Water Resources Element, Economic Opportunity Plan, Housing Element, Green Infrastructure Plan, Urbana & I-270 Corridor Futures Plan, Historic Preservation Plan, Land Preservations, Parks & Recreation Plan, and others.

The meeting was declared adjourned at 12:46 p.m.



Joel Rensberger, Chair

2/21/24

Date