



Frederick County Planning Commission

AGENDA

Wednesday December 14, 2016

9:30 am

1st Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

APPROVED: _____

NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt the meeting.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:00 or 12:30 pm if the meeting is expected to continue into the afternoon.

Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Individuals requiring special accommodations for this meeting are requested to contact the Planning Office at 301-600-1138 (TTY: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: planningcommission@frederickcountymd.gov

Upcoming Planning Commission Meetings

Wednesday – January 11, 2016 @ 9:30 am

For more information contact

Dept. of Planning or Development Review
301-600-1138
www.FrederickCountyMD.gov/planning



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|---|----------------------|
| 1. <u>PLEDGE OF ALLEGIANCE</u> | |
| 2. <u>MINUTES TO APPROVE</u> | DECISION |
| 3. <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 4. <u>AGENCY COMMENTS / AGENDA BRIEFING</u> | INFORMATIONAL |
| 5. <u>COMBINED PRELIMINARY / FINAL PLAT</u> | DECISION |
| a) <u>Gladhill Acres – Lots 62A and 62B</u> - The Applicant is requesting major subdivision approval to re-subdivide the existing 12.91-acre Lot 62 into two lots (11.19-acres and 1.714-acres). Located along Moline Court, north of Runkles Drive. Tax Map 97, Parcel 252, Zoned: Residential (R-1), Planning Region: Urbana S-867 (AP#16645) <i>Mike Wilkins, Principal Planner</i> | |
| 6. <u>SITE PLAN</u> | DECISION |
| a) <u>Alban Cat</u> - The Applicant is requesting Site Development Plan approval to add Lot 1, Section 2 as an equipment storage area to the existing approved 'Heavy Equipment Related Services' facility on Lot 2, Section 2 creating an overall 13.9-acre facility. Located at 9460 Myersville Road, south of Milt Summers Road Tax Map 46, Parcel 404, Zoned: Light Industrial (LI), Planning Region: Middletown SP-05-07 (AP#16668) <i>Tolson DeSa, Principal Planner</i> | |
| b) <u>Intercoastal Industrial Center – Lots 5 & 6</u> - The Applicant is requesting "Planned Industrial" Site Development Plan approval for a Carpet/Tile/Flooring Contractor Operation including a 68,318 square foot industrial building with associated business office and warehouse space on a 4.77-acre site. Located along the east side of Intercoastal Drive, south of Baldwin Road. Tax Map 88, Parcel 196, Zoned: General Industrial (GI), Planning Region: New Market SP-02-21 (AP#16620) <i>Tolson DeSa, Principal Planner</i> | |



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- c) [Patios Today](#) – The Applicant is requesting Site Development Plan approval for a Landscape Contractor Operation (Pools, Patios, Carpentry, Hardscapes, Property Maintenance) with a Caretaker Residence on a 2.25-acre parcel. Located on the west side of N. Franklinville Road, near its intersection with Franklinville Road and US 15 north of Thurmont.
Tax Map 19, Parcel 196, Zoned: Limited Industrial (LI), Planning Region: Thurmont SP-15-09 (AP#15892)
Denis Superczynski, Principal Planner

- d) [Vona Estates](#) – The Applicant is requesting Site Development Plan approval for a 'Facility for Functions' (per Special Exception B-15-16) on a 130.58-acre site listed on the County Register of Historic Places. Located at 7701 Dance Hall Road, on the east side of Dance Hall Road, south of the village of Mount Pleasant.
Tax Map 68, Parcel 009, Zoned: Agricultural (A), Planning Region: Walkersville SP-16-06 (AP#16485)
Denis Superczynski, Principal Planner

7. PLANNING COMMISSION 2016 DISCUSSION ITEMS

INFORMATIONAL

- a) [Visual Design Workshop](#) – Identifying visual design of single-family attached/detached dwellings.
Denis Superczynski, Principal Planner