



Frederick County Planning Commission

AGENDA

Wednesday June 14, 2017

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 – July 12, 2017 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. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE** **DECISION**
3. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
4. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
5. **CONSENT AGENDA** **DECISION**
 - a) Ballenger Run LOU Amendment – The Applicant is requesting an amendment to the Roads portion of the LOU, for the purpose of amending the guarantee requirements and APFO required scope of improvements for Phase III of the improvements to Ballenger Creek Pike, from Hanover Drive to Crestwood Blvd.
Ron Burns, Contractual Transportation Engineer
6. **COMBINED PRELIMINARY / SITE PLAN** **DECISION**
 - a) Talbot Ridge Farm, Lots 4-8 and Remainder – The Applicant is requesting Combined Preliminary/Final Plat approval for a 5-lot Agricultural Cluster subdivision on a 250.59-acre property. Tax Map 71, Parcel 18. Zoned: Agricultural; Planning Region: New Market.
S-1087 (AP# 15294; APFO# 15295; FRO# 15296)
Mike Wilkins, Principal Planner
7. **SITE PLAN** **DECISION**
 - a) Frey's Brewing Company – The Applicant is requesting Site Development Plan approval for the addition of a 2,780 s.f. Farm Brewery Tasting Room (1,450 devoted to customer service) in conjunction with the existing Farm Brewery on a 126.16-acre parcel. Located on the east side of Mapleville Road, approximately ½ mile south of its intersection with MD 26, near Libertytown. Tax Map 60, Parcel 27. Zoned: Agricultural (A); Planning Region: New Market
SP-12-09 (AP# 17201; APFO# 17202; FRO# 17204)
Denis Superczynski, Principal Planner



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8. SPRING 2017 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

The Planning Commission will hear the following [cases](#) to determine consistency with the County Comprehensive Plan:

Tim Goodfellow, Principal Planner

WS-17-01: Bartgis/Lasick/Ralls, Christopher's Crossing, LLC

North side of Walter Martz Road and Christopher Crossing at Poole Jones Road within the City of Frederick

Requesting reclassification of 58 acres from W-5 Dev., S-5 Dev., to W-3 Dev., S-3 Dev.

WS-17-02: Shapiro/Overlook at Long Branch

East side of Linganore Road, north of Old National Pike

Requesting reclassification of 34.5 acres from W-4 Dev., S-4 Dev. to W-3 Dev., S-3 Dev.

WS-17-03: Division of Planning & Permitting (Carter/Baxter property)

South side of Jefferson Pike, west of Horine Road in Jefferson

Requesting reclassification of 0.31 acres from No Planned Service (NPS) to W-3 Dev.

WS-17-04: Town of New Market (Delaplaine)

Northwest intersection of MD 75, Green Valley Road and Old New Market road within the Town of New Market

Requesting reclassification of 134 acres from No Planned Service (NPS) to Planned Service (PS)

WS-17-05: Woodsboro Pike, LLC

West side of MD 194, Woodsboro Pike, west of Fountain Rock Road within the Town of Walkersville

Requesting reclassification of 85 acres from W-4 Dev., S-4 Dev., to W-3 Dev., S-3 Dev.

The Livable Frederick portion of this meeting will relocate to the Basement Training/Meeting Room at 30 N Market Street

9. LIVABLE FREDERICK

David Whitaker, Chief of Comprehensive Planning

WORKSHOP