

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
May 10, 2017

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

Members Present: Bill Hopwood, Chair; Anthony Bruscia, Vice-Chair; Bob White, Secretary; William Hall; Sharon Suarez; Carole Sepe; Samuel Tressler

Staff Present: Steven Horn, Division Director; Jim Gugel, Planning Director; Shawna Lemonds, Development Review Director; Michael Chomel, Senior Assistant County Attorney; Graham Hubbard, Principal Planner; Mike Wilkins, Principal Planner; Tolson DeSa, Principal Planner, Charles Freeman, Traffic Engineer; Ron Burns, Contractual Traffic Engineer and Pattie Wolfgang, Administration Specialist

The meeting was called to order at 9:33 am

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

March 29, 2017 – Mr. White moved to approve said minutes. Mr. Hall 2nd.

VOTE 6-0-0-1

FOR: 6 – White, Hall, Hopwood, Suarez, Sepe, Tressler

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Bruscia

April 6, 2017 – Mr. White moved to approve said minutes as amended. Mr. Hall 2nd.

VOTE 6-0-1-0

FOR: 6 – White, Bruscia, Hopwood, Suarez, Sepe, Tressler

AGAINST: 0

ABSTAIN: 1 - Hall

ABSENT: 0

3. PLANNING COMMISSION COMMENTS

At the request of Mr. Hopwood, Senior Assistant County Attorney Chomel defined the role and duties of the Planning Commission and its decisional authority. Mr. Chomel expounded on the Commission's role in two processes under the Land Use Article; 1) Comprehensive Plan; guiding county development 20 to 30 years and 2) Subdivision Regulations; reviewing site plans, text amendments and determining whether they meet the requirements of the Frederick County Zoning Ordinance and subdivision regulations. The 'why' and 'how' is tangential; i.e. not relevant to determining if they meet the requirements. Staying focused on its role can assist the Planning Commission to function more efficiently.

Ms. Suarez announced that the Maryland Department of Planning will be holding an outreach meeting on June 28th from 5 pm to 7 pm in the 2nd Floor Winchester Room at Winchester Hall. She would like to have the Commission extend an invitation to the local community planners and planning commissions to attend. The Commission was in agreement.

It was the consensus of the Planning Commission to remove the Moderately Priced Dwelling Units discussion item from the Tickler List of Topics; and also to agree to Ms. Sepe reorganizing the list to identify and separate topics relevant to Livable Frederick from Planning Commission general topics.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on the upcoming June 12th meeting, noting that there are only two (2) Development Review items and a Water/Sewerage Plan public hearing on the agenda. Mr. Hall asked if there were for any updates on the tickler items. Ms. Lemonds indicated that she is still working on parking discussion. Mr. Gugel added that if there is anything on the list that he can put together for discussion, he might be able to add it to the June agenda. An Agricultural workshop idea was brought up; Ms. Suarez said this is something that could be addressed in the fall after the comprehensive plan has been adopted to discuss land preservation at length.

5. CONSENT AGENDA

a) *Park to Park Addition Plat* – The Applicant requested a modification of Section 1-16-7(B)(5)(b) of the Subdivision Regulations to allow an addition parcel of greater than 2 acre size containing an existing principal dwelling to be added to an adjoining parcel. Located at 10546 Harp Road, Walkersville, MD.

Tax Map 50, Parcel 120; Zoned: Agricultural (A); Planning Region: Walkersville M2256 (AP#17338)

Decision: Mr. Bruscia moved to approve the consent agenda. Mr. Tressler 2nd.

<u>VOTE</u>	6-1-0-0
FOR:	1 – Bruscia, Tressler, Hall, Hopwood, White, Suarez
AGAINST:	1 - Sepe
ABSTAIN:	0
ABSENT:	0

6. COMBINED PRELIMINARY / SITE PLAN

a) *Linganore Town Center* – The Applicant requested a revision to a previously approved Combined Preliminary/Site Development Plan to replace 110 2-over-2 condo units with 55 townhouse units, and modify the previously approved road section of Eaglehead Drive as well as the light pole height along Eaglehead Drive and Linganore Boulevard. All other aspects of the previously approved Combined Preliminary/Site Development Plan remain unchanged.

Staff Presentation:

Tolson DeSa, Principal Planner

Applicant Presentation:

Jason Wiley, on behalf of the Applicant, Oakdale Investments

Public Comment:

None

Decision: Mr. Bruscia made a motion on to approve the Combined Preliminary/Site Plan with conditions and modifications as listed in the staff report. Ms. Suarez 2nd.

<u>VOTE</u>	7-0-0-0
FOR:	7 – Bruscia, Suarez, Hall, Hopwood, White, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. ZONING TEXT AMENDMENT – PUBLIC HEARING

Bill 17-08 Zoning Map Amendments During Election Year – this amendment proposed to amend the Frederick County Code to provide that the County Council may not consider an application for zoning map amendment or floating zone reclassification during the time six months before and three months after the general election for Council Members.

Staff Presentation:

Steve Horn, Director, Planning and Permitting Division

Public Comment:

Eric Soter

Decision:

Motion #1 - Mr. White made a motion to recommend support of Bill 17-08 to the County Council. Mr. Tressler 2nd.

<u>VOTE</u>	4-3-0-0
FOR:	4 – White, Tressler, Hall, Bruscia
AGAINST:	3 – Hopwood, Suarez, Sepe
ABSTAIN:	0
ABSENT:	0

Motion #2 – Mr. White then made a second recommendation to the County Council to set a reasonable time limit on once the zoning map or text amendment has left the Planning Commission; to set a date for a public hearing on those items. Mr. Hall 2nd.

<u>VOTE</u>	7-0-0-0
FOR:	7 – White, Hall, Hopwood, Bruscia, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

8. 2016 ANNUAL REPORT

Staff presented the 2016 Annual Planning Report, which highlights planning and development activity and also addresses the state's smart growth goals, measure, and indicators. The report was presented before the Planning Commission for their recommendation to forward to the Maryland Department of Planning.

Staff Presentation:

Jim Gugel, Planning Director

Public Comment:

None

Decision: Mr. Bruscia made a motion to approve the report. Mr. White 2nd.

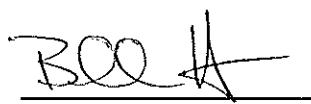
<u>VOTE</u>	7-0-0-0
FOR:	7 – Bruscia, White, Hall, Hopwood, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

*The meeting recessed for lunch and reconvened at 1:30 p.m. in the Basement Training/Meeting Room at 30 N Market for the Livable Frederick Workshop portion of this meeting. *Only the workshop portion of this agenda was not televised and therefore is not available on the county website.*

9. LIVABLE FREDERICK WORK SESSION

The Commission continued its review and discussion; working with staff on the annotated Comprehensive Plan, page by page.

Meeting adjourned at 4:00 p.m.
Respectfully Submitted,



Bill Hopwood, Chair

Date 7-12-17