

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

November 8, 2017

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

Members Present: Anthony Bruscia, Chair; Bob White, Vice-Chair; Carol Sepe, Secretary; Bill Hopwood; Sharon Suarez; Sam Tressler; Craig Hicks

Staff Present: Jim Gugel, Planning Director; Mike Wilkins, Development Review Acting Director; Kathy Mitchell, Assistant County Attorney; Tim Goodfellow, Principal Planner; Graham Hubbard, Principal Planner; Ron Burns, Transportation Engineer

The meeting was called to order at 9:32 am

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

October 11, 2017 – Mr. White moved to approve said minutes as amended. Mr. Tressler 2<sup>nd</sup>.

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

October 11, 2017 Closed Session – Mr. White moved to approve said minutes as written. Mr. Hicks 2<sup>nd</sup>.

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

October 18, 2017 – Mr. Hopwood moved to approve said minutes as written. Mr. White 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

Mr. Tressler commented on the 34<sup>th</sup> annual Maryland Planning Commission Association conference that he attended this past weekend. He encouraged commission members as well as any interested planners to attend future conferences as it was a very informative and worthwhile conference.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on the upcoming December 13<sup>th</sup> meeting, noting it will be a full agenda, including the public hearing on the Growth Tier Map comprehensive plan amendment that has been out for a 60-day review.

Ms. Mitchell added that she also attended the MPCA conference and found it very informative.

**5. AGRICULTURAL CLUSTER CONCEPT PLAN**

- a) The Reserve at Pleasant Walk, Lots 1-4 and Remainder – The Applicant requested Concept Plan approval for a 4-lot Agricultural Cluster subdivision on a 63.87-acre property. Located on the north side of Pleasant Walk Road, about 2/3<sup>rd</sup> mile west of MD 17 and Wolfsville. Tax Map 30, Parcel 16; Zoned: Agricultural and Resource Conservation; Planning Region: Middletown M-3164 (A/P#17754, FRO#17755)

**Staff Presentation:**

*Graham Hubbard, Principal Planner*

**Applicant Presentation:**

Andrew Brown, J.F. Brown III and Associates

**Public Comment:**

None

**Decision:** Mr. White made a motion to approve the Agricultural Cluster concept plan with conditions as listed in the staff report. Ms. Suarez 2<sup>nd</sup>.

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

**6. DRAFT BIKEWAYS & TRAILS PLAN Public Hearing**

A public hearing was held to take comments on the Draft Bikeways and Trails Plan, which is an update of the 1999 Plan. The Planning Commission will consider a recommendation to be forwarded to the County Council.

Mr. Gugel gave an overview of the process of today's hearing on the draft bikeways plan, noting the primary purpose today is to take public comment on the draft plan along with written comments received. He suggested the Commission consider continuing to the December 13<sup>th</sup> meeting, leaving the record open until the week prior to the December meeting so that any comments can be included in the Planning Commission packets and defer making a recommendation today. He also reiterated that the Commission makes a recommendation to the Council; any revisions the Planning Commission would want to see would actually be included in the document and that actual recommended plan, not a draft, would then be forwarded to the Council for the final decision.

**Staff Presentation:**

*Ron Burns, Transportation Engineer*

**Public Comment:**

Bill Turner	Alyssa Boxhill
Shayne Boucher	John Kinnaird
Tom Rinker	Earl Bell
Bruce Holstein	Kara Norman
Lee Rabidean	Vicki Grinder
Richard Rothschild	Matt Suibert
Ann Abeles	Kevin Sellner
Bryant Despeaux	Carol Heine
Tim Davis	Larry Heshner
Clyde Hicks	Catherine Adelade
Tom Moore	Jane Doe
Lou King	Stan Mordenski
Rhonda Bean	Sara Robins
Jaime McKay	Jim Bittner

**Decision:** Mr. White made a motion to close the record on November 30, 2017 at 4:00 pm. and defer a decision until the next meeting on December 13, 2017. Mr. Tressler 2<sup>nd</sup>.

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

**7. MONOCACY SCENIC RIVER MANAGEMENT PLAN**

The Planning Commission discussed the River Board's Recommended Plan and comments made at the public hearing that was conducted on October 18<sup>th</sup>. The record was closed and no additional comments were taken. The Commission will consider a recommendation to be forwarded to the County Council.

**Staff Presentation:**

*Tim Goodfellow, Principal Planner  
Jim Gugel, Planning Director*

Ms. Mitchell directed the Commission that questions can be asked of staff, however no new facts can be added because the record is closed. She advised the Commission that it could vote on the plan as presented, and then conduct a separate vote with any recommendations; or it can vote once, stating that if certain/any changes are made, it would recommend the plan.

**Decision:**

**Motion #1:** Mr. White made a motion to recommend the noted list of changes in the Monocacy River Plan: Mr. Hicks 2<sup>nd</sup>.

- Replicate the following references in the Executive Summary to the list of Goals of the Plan:
  - Advocate for sustainable land uses, best management practices, and activities that respect and protect the River, its corridor and watershed while respecting the property rights of land owners along the River.
  - The implementation of the recommendations should not stop development or impede agricultural activities and other initiatives.
- The removal of Recommendation No. 6-4.

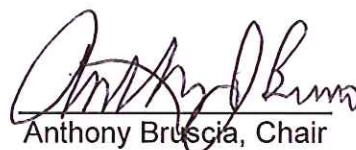
- The addition of the words “voluntary” and/or “from willing sellers or landowners” after “acquisition” in Recommendation Nos. 8-6, 8-7, and 8-8, and including language to this effect generally throughout the Plan where there is mention of access, easements, or acquisition of land.
- The addition of a statement to the Plan that any future legislation or regulation based on the Plan should support the rights of property owners.
- Addition of the Plan of a more detailed description of how land or easements are obtained by the County.
- Removal of the words, “is preferable future condition for the Scenic Monocacy River” from the sentence that begins at the bottom of pages 5-10, continuing to page 5-11.
- Removal of the first sentence in the fourth paragraph of the Executive Summary.

<u>VOTE</u>	<u>5-2-0-0</u>
FOR:	7 – White, Hicks, Bruscia, Sepe, Suarez
AGAINST:	2 – Hopwood, Tressler
ABSTAIN:	0
ABSENT:	0

**Motion #2:** Mr. White made a motion to recommend that the Council adopt the Monocacy Recommended River Plan as amended with the changes as specified in the first motion. Ms. Suarez 2<sup>nd</sup>.

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

Meeting adjourned at 2:48 pm  
Respectfully Submitted,



Anthony Bruscia, Chair

01/10/17