



Frederick County Planning Commission

AGENDA Wednesday February 20, 2019 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.

Agenda items will be reviewed in the listed order, however, the agenda is subject to change. It is the responsibility of the applicant and the public to be aware of when their agenda item will be heard.

The Commission will break for lunch at approximately 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.
- Testimony should be focused on comments and is not meant to allow for questions/answers.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in.
- Applicant presentations are allotted, fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments should be submitted at least 48 hours in advance of the meeting to be considered by the Planning Commission.

Individuals requiring special accommodations are requested to contact the County Executive's Office at 301-600-1100 ([tty: use Maryland relay](#)) to make arrangements no later than seven (7) working days prior to the meeting.

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

Upcoming Planning Commission Meetings

Wednesday – March 6, 2019 @7:00pm
Wednesday – March 13, 2019 @9:30am

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>PLANNING COMMISSION COMMENTS</u>	INFORMATIONAL
3. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>	INFORMATIONAL

The following items 4a and 4b were carried over from the February 13, 2019 meeting

4. <u>SITE PLAN</u>	DECISION
a) <u>Urbana Corporate Retail Center</u> – The Applicant is requesting Site Plan approval for a 125-room hotel and 30,829 s.f. of retail and restaurant uses on a 7.98-acre site. Located at the intersection of MD 80 and Bennett Creek Avenue in the Urbana Office Research Center (ORC) MXD in Urbana. Tax Map: 96, Parcel: 113; Zoned: MXD; Planning Region: Urbana SP 03-09 (A/P#18949 APFO#18950 FRO#18951) <i>Denis Superczynski, Principal Planner</i>	
b) <u>YMCA of Frederick County</u> – The Applicant is requesting Site Plan approval for development of an 85,078 s.f. YMCA recreation facility and a 40,000 s.f. professional office and medical clinic building on a 20.22-acre site. Located on the east side of MD 80, Fingerboard Road, southwest of Pontius Court. Tax Map: 96, Parcel(s): 192 and 4; Zoned: Institutional/General Commercial; Planning Region: Urbana SP 18-14 (A/P#18745 APFO#18746 FRO#18747) <i>Tim Goodfellow, Principal Planner</i>	

5. <u>FALL 2018 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS</u>	FINDING OF CONSISTENCY
The Planning Commission will hear the following <u>cases</u> to determine consistency with the County Comprehensive Plan: <i>Tim Goodfellow, Principal Planner</i>	

WS-18-05: Bueso Forman & Myers, LLC

Northwest corner of Mussetter Road and Old National Pike
Requesting reclassification of 1.54 acres from W-5, S-5 to W-3, S-3

WS-18-06: Town of Myersville

North side of Monument Road within the Town of Myersville
Requesting reclassification of 21.7 acres from W-4, W-5 and S-4, S-5 to W-3, S-3; and 2.8 acres from S-5 to S-3



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WS-18-07: Division of Planning and Permitting

Text amendment to Section II(E)(7)(Goals & Policies for Water and Sewer Planning-Denied Access Lines) and Section III(B)(3)(c)(Review and Amendment Procedures) of Chapter 1 regarding denied-access line policies and procedures

6. DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA)

FINDING OF CONSISTENCY

a) Ballenger Run PUD DRRA 12-07(B) – applicant proposes to amend the DRRA to address the ability to have any dwelling types in Land Bay D for age-restricted development. Language would also be amended regarding the application of the Excise Tax.

Jim Gugel, Planning Director

6. LIVABLE FREDERICK MASTER PLAN

WORK SESSION

The Planning Commission will continue to discuss public comments regarding the Livable Frederick Master Plan.

Denis Superczynski, Principal Planner