

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
January 9, 2019

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

Members Present: Bob White, Chair; Carole Sepe, Vice-Chair; Sharon Suarez, Secretary; Sam Tressler; Craig Hicks; Terry Bowie; Joel Rensberger

Staff Present: Jim Gugel, Planning Director; Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Denis Superczynski, Principal Planner; Jerry Muir, Principal Planner; Tim Goodfellow, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 a.m.

1. PLEDGE OF ALLEGIANCE

2. PLANNING COMMISSION COMMENTS

Mr. Hicks updated the Commission on his interest in holding a joint informational workshop with the County Council and the Affordable Housing Council. Councilperson Jessica Fitzwater is working on drafting an agenda, to target a workshop in two or three months.

3. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on upcoming meetings; a Livable Frederick workshop on Friday, January 11th; and an evening public hearing on Wednesday, January 16th at 7:00 pm to hear public testimony on the Monocacy Scenic River Plan. He noted that the Commission has the option to listen to public testimony that evening and make a recommendation to the County Council, or close the record and continue the decision to a subsequent meeting. If so, the record would be closed and a recommendation could be made at the February 13th, regular meeting. He also added that the February 13th meeting has a lengthy agenda. The Commission may want to keep in mind that some items might have to be finished the following (3rd) Wednesday, if they run out of time given the full agenda and possibly the River Plan recommendation.

A continuance was requested by the Applicant on the following item:

d) Sheetz #161 – The Applicant is requesting Site Plan approval to demolish the existing Sheetz and the adjacent Bob Evans and build a new 6,077 square foot Sheetz store and associated gas island on a newly combined lot of 2.45 acres. Located at the intersection of Buckeystown Pike and Spectrum Drive in Frederick, Maryland. Tax Map 77, Parcels 140 & 187; Zoned: General Commercial (GC); Planning Region: Frederick

Ms. Suarez made a motion to continue the Sheetz Site Plan up to 90 days. Mr. Hicks 2nd.

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

4. **SITE PLAN**

a) Sweet Clover – The Applicant requested Site Development Plan approval for an Antique, Artisan, and Craft use (Sweet Clover) and a Farm Equipment Service facility in three existing agricultural structures on a 41.1-acre Site, pursuant to the Planned Industrial Development standards in Section 1-19-10.300. Located in the Stanford Industrial Park; East side of US 15 approximately 1 mile south of its interchange with US 340 (4051 Stanford Court). Tax Map: 94, Parcel: 58; Zoned: Limited Industrial (LI); Planning Region: Adamstown
SP 18-07 (A/P#18527, APFO#18528, FRO#18529)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Fran Zeller, Harris, Smariga & Associates; David Carr, Applicant; Rebecca Johnson, Sweet Clover

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Site Development Plan with conditions and modifications as listed in the staff report, adding a designated storage and equipment repair area on the site plan. Ms. Sepe 2nd.

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

b) Mount St. Mary's University Student Venue – The Applicant requested Site Development Plan approval for a University facility (5,458 s.f. student venue) on a previously-developed 18.75-acre parcel, adjacent to existing university residence halls. Located on the southwestern corner of the intersection of John Walsh Way and Annandale Road, on the campus of Mount St. Mary's University, near Emmitsburg. Tax Map: 8, Parcel: 48; Zoned: Euclidean Institutional (EI); Planning Region: Thurmont
SP 84-22 (A/P#18841, APFO#18842, FRO#18843, SWM#18844)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Jeffrey Shyk, K&W; Bill Davies, Mount St. Mary's University

Public Comment:

None

Decision: Mr. Rensberger made a motion to approve the Site Development Plan with conditions as listed in the staff report. Ms. Suarez 2nd.

Mr. Hicks amended the motion regarding Condition #4, to change the Planning Commission consideration to a requirement of providing crosswalk demarcations across the entrance drive aisle within the parking lot. Mr. Rensberger and Ms. Suarez agreed.

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

c) Ballenger Creek Baptist Church – The Applicant requested Site Plan approval for the establishment of a Place of Worship in multiple existing structures on a 5.74-acre site. Located on the west side of Buckeystown Pike (MD 85), 300 feet north of Arcadia Drive/McKinney Circle. Tax Map: 86, Parcel 163; Zoned: Limited Industrial (LI); Planning Region: Frederick SP 18-08 (A/P#18536, APFO#18538, FRO#18539)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Bill Brennan, B&R Design Group; Pastor John Scharff, Ballenger Creek Baptist Church, Applicant

Public Comment:

None

Decision: Mr. Tressler made a motion to approve the Site Plan with conditions as listed in the staff report. Ms. Suarez 2nd.

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

e) CJ Miller Asphalt Plant – The Applicant requested Site Development Plan approval for an asphalt production facility with stockpiling of product, construction of various structures and equipment for the production of hot-mix asphalt, and a 1,200 square foot office building, on a 25-acre site. Located on Buckeystown Pike (MD 85), Frederick, Maryland. Tax Map 95, Parcel 88; Zoned: Mineral Mining; Planning Region: Adamstown SP 16-04A (A/P#17807, FRO#17810)

Ms. Sepe recused herself from hearing this item and left the room.

Staff Presentation:

Tim Goodfellow, Principal Planner

Cross Examination of Staff:

Michele Rosenfeld, Rosenfeld LLC
Betsy Smith, Clearwater Linganore

Applicant Presentation:

Noel Manalo, Miles & Stockbridge; Fran Zeller, Harris, Smariga and Associates; Joe Caloggero, Traffic Group; Dion Stanton, CJ Miller; Catherine Sutton Choate, Astec, Inc.

Cross Examination of Applicant:

Michele Rosenfeld
Betsy Smith

Public Comment:

Bernard Sellers
Maureen Domning
Meghan Domning
Bonnie Miller
Dr. Thomas Powell, St. John's Catholic Prep
Kim Cochrane
Betsy Smith
Pam Pease
Michele Rosenfeld, on behalf of Clearwater Linganore, and others (see list)
Terry Sellers

Rebuttal:

Noel Manalo, Miles & Stockbridge

Decision: Mr. Rensberger made a motion to approve the Site Development Plan with conditions as listed in the staff report. Mr. Tressler 2nd.

<u>VOTE</u>	3-3-0-1
FOR:	3 – Rensberger, Tressler, Suarez
AGAINST:	3 – White, Hicks, Bowie
ABSTAIN:	0
RECUSED:	1 – Sepe

With a 3-3 vote, the application was not approved.

f) Hilton Tru Hotel – The Applicant requested Site Development Plan approval for a new 57,564 square foot hotel with 114 guest rooms on a proposed 2.1-acre lot. Located on Governors Way, Frederick, Maryland. Tax Map 86, Parcel 219, Lot 8B; Zoned: Limited Industrial (LI); Planning Region: Frederick
SP 87-26 (A/P#18845, APFO#18846, FRO#18656)

Staff Presentation:

Tim Goodfellow, Principal Planner

Ms. Sepe returned to the meeting.

Applicant Presentation:

Fran Zeller, Harris, Smariga and Associates; Justin Shelton, Central PA Equities 27, LLC, Applicant

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Site Development Plan with conditions as listed in the staff report including approval of requested modifications with the additional modification of #2, to strike the phrase “within the drive aisle” and replace with one of the indicated parking spaces on the site plan. Mr. Rensberger 2nd.

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

Meeting adjourned at 4:10 p.m.
Respectfully Submitted,



Bob White, Chair

2/13/2019
Date