

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
March 13, 2019

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

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

Members Absent: Bob White, Chair

Staff Present: Jim Gugel, Planning Director; Mike Wilkins, Development Review Director; Ron Burns, Transportation Engineering Manager; Charles Freeman, Traffic Engineer; Craig Terry, Planner II; Jerry Muir, Principal Planner; Graham Hubbard, Principal Planner; Denis Superczynski, Principal Planner; John Dimitriou, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:32 am

1. **PLEDGE OF ALLEGIANCE**

2. **PLANNING COMMISSION COMMENTS**

Mr. Hicks mentioned the Affordable Housing Council meeting of March 12<sup>th</sup> that members of the Planning Commission were invited to attend. Mr. Hicks, Ms. Sepe, and Ms. Suarez attended and Mr. Hicks reported that there was good feedback regarding Livable Frederick and MPDU Ordinance, and that it was a productive meeting. Mr. Bowie also commented although he was unable to attend the meeting. Mr. Hicks passed along greetings from Planning Commission Chair, Bob White, who is looking forward to attending the next regular meeting in April.

3. **AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on the next regular meeting scheduled for April 10<sup>th</sup>. At this time, it will be a light agenda.

4. **CONTINUANCE REQUEST**

- a) *Sheetz #161* – The Applicant requested a continuance on the 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

**Staff Presentation:**

Jerry Muir, Principal Planner

**Decision:** Mr. Hicks moved to approve the continuance. Mr. Rensberger 2<sup>nd</sup>.

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

**The following item #6 was carried over from the February 13, 2019 meeting**

**5. SITE PLAN**

- a) *Urbana Corporate Retail Center* – The Applicant requested 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)

*At this time, Ms. Sepe recused herself from hearing this item and left the room. Ms. Suarez presided.*

**Staff Presentation:**

*Denis Superczynski, Principal Planner*

**Applicant Presentation:**

Michael Natelli, Krista McGowan, Natelli; Kraig Walsleben, Rodgers Consulting

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Mr. Bowie 2<sup>nd</sup>.

<u>VOTE</u>	4-0-1-2
FOR:	4 – Tressler, Bowie, Suarez, Hicks
AGAINST:	0
ABSTAIN:	1 – Rensberger
ABSENT:	2 – White, Sepe

**6. AGRICULTURAL CLUSTER CONCEPT**

- a) *Kinna Property* – The Applicant requested Concept Plan approval for a 4 lot Agricultural Cluster subdivision on a 114 acre property. Located on the south side of Cap Stine Road and north of Manor Woods Road. Tax Map: 85, Parcel: 56; Tax ID #23-439425; Zoned: Agricultural; Planning Region: Adamstown M-2734 (A/P#19061 FRO#19062)

*Ms. Sepe returned and presided over the meeting.*

**Staff Presentation:**

Craig Terry, Planner II

**Applicant Presentation:**

Chris Gauss, R.F. Gauss & Associates, Inc.; Jim Rensberg, Applicant

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Agricultural Cluster Concept plan with conditions and modifications as listed in the staff report. Ms. Suarez 2<sup>nd</sup> with clarification to add that on condition #2 vegetative restriction easement will also be maintained for safe sight distance.

<u>VOTE</u>	<u>5-1-0-1</u>
FOR:	5 – Rensberger, Suarez, Sepe, Tressler, Bowie
AGAINST:	1 - Hicks
ABSTAIN:	0
ABSENT:	1 – White

**7. COMBINED PRELIMINARY / FINAL PLAT**

a) *Car San Knolls* – The Applicant requested Combined Preliminary/Final Plat approval to subdivide a 3.2 acre property into two (2) separate lots. Located on Charles Drive, 900 feet northeast of Old Annapolis Road. Tax Map: 70, Parcel: 100; Zoned: Agricultural; Planning Region: New Market  
S622 (A/P#19125 FRO#19126)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Chris Gauss, R.F. Gauss & Associates, Inc. on behalf of Carol Haggard, Applicant

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to approve the Combined Preliminary/Final Plat with conditions as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

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

b) *Woodland Estates* – The Applicant requested Combined Preliminary/Final Plat approval to subdivide a 144.6 acre property into one (1) lot and a Remainder. Located at 11421 Daysville Road, 300 feet west of Oak Tree Circle. Tax Map: 50, Parcel: 83; Zoned: RC; Planning Region: Walkersville  
S991 (A/P#17365 FRO#17366)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Ron Thompson, VanMar Associates, Inc. on behalf of Musselman Properties, LLC, Applicant

**Public Comment:**

John Orzechowski

**Decision:** Mr. Tressler made a motion to approve the Combined Preliminary/Final Plat with conditions as listed in the staff report. Mr. Hicks 2<sup>nd</sup>.

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

**8. SITE PLAN**

a) *Seven Springs Landscaping* – The Applicant requested Site Plan approval to construct a 4,000 s.f. metal building containing a modular office in order to establish a limited landscape contracting business on Harrisville Road. Tax Map: 71, Parcel: 54; Zoned: Agricultural; Planning Region: New Market  
SP-18-11 (A/P#18625 APFO#18626 FRO#18627)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Ron Thompson, VanMar Associates, Inc. on behalf of Mark and Patti Messick, Applicants

**Public Comment:**

None

**Decision:** Ms. Suarez made a motion to approve the Site Development Plan with conditions as listed in the staff report. Mr. Hicks 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-0-0-1</u>
FOR:	6
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – White

b) *Ballenger Run Clubhouse* – The Applicant requested Site Development Plan approval to construct a 3,473 s.f. private community center and associated swimming pool amenity on a 3.9 acre lot within the Ballenger Run PUD. Tax Map: 86, Parcel: 54; Zoned: Planned Unit Development (PUD); Planning Region: Frederick  
SP 14-08 (A/P#19116 APFO#19117 FRO#19118)

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

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Steve Oder, Cavalier Development; Jody Walker, Harris, Smariga and Associates

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Site Development Plan with conditions as outlined by Ms. Suarez. Mr. Hicks 2<sup>nd</sup>.

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

Ms. Sepe returned and presided over the remainder of the meeting.

**9. Livable Frederick Master Plan**

The Planning Commission began review and discussion of public comments for the development of a final recommended plan.

Mr. Dimitriou distributed comments received since the public hearing, and staff recommended revisions to the plan. He welcomed suggestions from the Commission on how to move forward from this point; taking time to review the comments and focus on certain revisions.


Discussion included having a more robust supporting initiative regarding Affordable Housing in the plan; streamlining the plan, providing a data portal on the Livable Frederick website that the public can go to that includes a link to data updates over the next ten years.

A decision of when to close the record was discussed. Mr. Superczynski pointed out that the Commission has the option to consider any comments that might come in after the record is closed, should the record be closed today or two weeks out. Mr. Dimitriou suggested voting to close the record on a specific date if not today, and he will coordinate with the members as to a date and time to schedule a workshop when a quorum is available.

At this time, Mr. Tressler made a motion to close the record at end of business on March 20, 2019. Ms. Suarez 2<sup>nd</sup>.

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

Meeting adjourned at 2:40 pm  
Respectfully Submitted,

  
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Carole Sepe, Vice Chair

4/10/19  
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Date