



Frederick County Planning Commission

AGENDA

Wednesday May 8, 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

June 12, 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. **PLEDGE OF ALLEGIANCE**
2. **MINUTES TO APPROVE** **DECISION**
3. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
4. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
5. **FOREST RESOURCE MODIFICATION REQUEST** **DECISION**
 - a) **Kyde & Snitzer Property** – The Applicant is requesting approval of a modification to the Forest Resource Ordinance (FRO) to remove a specimen tree. Located at 12501 Spruce Run Road, approximately 2,100' north of Wolfsville Road. Tax Map: 30, Parcel: 193; Zoned: RC; Planning Region: Middletown
M-3217 (A/P#19205)
Graham Hubbard, Principal Planner
6. **PRELIMINARY PLAN** **DECISION**
 - a) **Longview Subdivision (Laneve Property)** Lots 201-203 – The Applicant is requesting Preliminary Plan. Approval to subdivide a 4.40 acre parcel into three (3) new lots and construct a new public road. Located on Finn Drive, approximately 400' west of Boyer's Mill Road. Tax Map: 79, Parcel: 102; Zoned: R-1; Planning Region: New Market
S-084 (A/P#19110, APFO#19111, FRO#19112)
Graham Hubbard, Principal Planner
7. **SITE PLAN** **DECISION**
 - a) **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 2.4 acres. Located at the intersection of Buckeystown Pike and Spectrum Drive. Tax Map: 77, Parcels 140 & 184; Zoned: General Commercial (GC); Planning Region: Frederick
SP81-29 (A/P#18837, APFO#18838, FRO#18839)
Jerry Muir, Principal Planner
 - b) **Barricks Garden Center** – The Applicant is requesting Site Plan approval to establish a Limited Landscape Contractor business on an 8.74 acre lot. Located at the intersection of Daysville Road and MD 194. Tax Map: 49, Parcel: 194; Zoned: Agricultural (A); Planning Region: Walkersville
SP11-13 (A/P#18568, APFO#18569)
Jerry Muir, Principal Planner



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- c) [Bowman Plains Self Storage-Lots 14 & 16](#) – The Applicant is requesting Site Plan approval to add 48,500 s.f. of additional self-storage and 72 storage parking spaces to their existing facility at 4601 Navistar Drive. Located at the intersection of English Muffin Way and Navistar Drive. Tax Map: 86, Parcel: 207; Zoned: Light Industrial (LI); Planning Region: Frederick SP87-03 (A/P#18262, APFO#18263, FRO#18264)
Jerry Muir, Principal Planner

8. **LIVABLE FREDERICK MASTER PLAN**

The Planning Commission will consider a vote for a final Recommended Livable Frederick Master Plan to be forwarded to the County Council.

John Dimitriou, Principal Planner

Denis Superczynski, Principal Planner

9. **SPRING 2019 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

FINDING OF CONSISTENCY

The Planning Commission will hear the following [cases](#) to determine consistency with the County Comprehensive Plan:

Tim Goodfellow, Principal Planner

WS-19-01: Trans-Tech, Inc.

Northwest side of Adamstown Road, 150 feet north of Mountville Road
Requesting reclassification of 5.1 acres from Multi-Use (sewer) to S-4

WS-19-02: Schley Farm Partnership Trust, LLC (Monocacy Gateway)

Northwest corner of Schifferstadt Boulevard and East Church Street in the City of Frederick
Requesting reclassification of 77 acres from W-5, S-5 to W-3, S-3

WS-19-03: DH Airport Investment, LLC

Northwest side of Silo Hill Parkway in the Town of Emmitsburg
Requesting reclassification of 7 acres from S-4 to S-3

WS-19-04: Division of Planning & Permitting (Ridpath Property)

South side of Baltimore Road, 300 feet east of Preston Lane
Requesting reclassification of 0.23 acres from W-5 to W-3

10. **CAPITAL IMPROVEMENT PROGRAM**

FINDING OF CONSISTENCY

The County Executive Proposed [FY 2020-2025 Capital Improvement Program \(CIP\)](#) will be presented to the Planning Commission for a finding of consistency with the County Comprehensive Plan.

Jim Gugel, Planning Director