

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
May 8, 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; Joel Rensberger

Members Absent: Terry Bowie

Staff Present: Jim Gugel, Planning Director; Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Tim Goodfellow, Principal Planner; Graham Hubbard, Jerry Muir, Principal Planner; John Dimitriou, Principal Planner; Denis Superczynski, Principal Planner; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:32 am

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

April 2, 2019 – Mr. Hicks moved to approve said minutes as written. Ms. Suarez 2<sup>nd</sup>.

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

April 10, 2019 – Mr. Hicks moved to approve said minutes as written. Mr. Rensberger 2<sup>nd</sup>.

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

April 17, 2019 – Mr. Tressler moved to approve said minutes as written. Mr. Hicks 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

Ms. Suarez briefed her fellow members on the Frederick County Transit Services Advisory Council quarterly meeting that she attended on April 19<sup>th</sup>. She offered to share a copy of a letter indicating support of a through-running connection on the MARC system, by the County Executive and County Council.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on the upcoming meeting on June 12th. He noted that it will be a full agenda. The 2018 Annual report, as well as the Triennial Water/Sewerage report might also be included on the agenda.

**5. FOREST RESOURCE MODIFICATION REQUEST**

a) *Kyde & Snitzer Property* – The Applicant requested 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)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Kerrie Kyde, John Snitzer, Owners/Applicants

**Public Comment:**

None

**Decision:** Ms. Sepe made a motion to approve the request for the FRO modification as specified in the staff report. Mr. Rensberger 2<sup>nd</sup>.

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

**6. PRELIMINARY PLAN**

a) *Longview Subdivision (Laneve Property)* Lots 201-203 – The Applicant requested 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)

**Staff Presentation:**

Graham Hubbard, Principal Planner

**Applicant Presentation:**

Lee Miller, Terra Solutions Engineering, LLC; Ronald Laneve, Owner/Applicant

**Public Comment:**

Mike Doreen

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

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

**7. SITE PLAN**

- a) *Sheetz #161* – The Applicant requested 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)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

David Severn, Esq., on behalf of Applicant; REP Property, LLC; Glen Cook, Traffic Group; Lee May, Engineering Project Manager for Sheetz; Mike Battern, Fox and Associates, Inc.

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to approve the Site Plan with conditions and modifications, as specified in the staff report. Mr. Rensberger 2<sup>nd</sup>.

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

- b) *Barricks Garden Center* – The Applicant requested 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)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Ron Thompson, VanMar Associates; Chad Barrick, Barrick and Sons Landscaping

**Public Comment:**

None

**Decision:** Mr. Rensberger made a motion to approve the Site 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 – Rensberger, Hicks, White, Sepe, Suarez, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Bowie

- c) *Bowman Plains Self Storage-Lots 14 & 16* – The Applicant requested 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)

**Staff Presentation:**

Jerry Muir, Principal Planner

**Applicant Presentation:**

Ed Schreiber, Frederick, Seibert and Associates; Dan Hoffman, Bowman Development Corporation, Applicant

**Public Comment:**

None

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

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

*At this time, Mr. Tressler left the meeting.*

**8. LIVABLE FREDERICK MASTER PLAN**

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

**Staff Presentation:**

*John Dimitriou, Principal Planner*

*Denis Superczynski, Principal Planner*

Mr. White opened the discussion regarding the introductory letter drafted by Mr. Hicks on behalf of the Planning Commission. A few modifications to the letter were discussed and agreed upon.

Mr. Dimitriou and Mr. Superczynski also presented a few additional items that were inserted after the completed document was sent to the members prior to this meeting.

Discussion to adjust any final items followed before a vote on whether or not to move forward.

**Decision:** Mr. Hicks made a motion that the Planning Commission recommend that the Frederick County Council adopt the Livable Frederick Master Plan as it is currently constituted with the changes incorporated as discussed today. Ms. Suarez 2<sup>nd</sup>. Mr. White noted that while it may not be legally permissible, prior to leaving the meeting Mr. Tressler gave his vote in favor of forwarding the Plan to the County Council.

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

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

The Planning Commission will hear the following cases to determine consistency with the County Comprehensive Plan:

**Staff Presentation:**

*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.

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to find Case WS-19-01 to be consistent with the County Comprehensive Plan. Mr. Rensberger 2<sup>nd</sup>.

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

**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.

**Applicant Presentation:**

K.C. Reed, Rodgers Consulting, on behalf of the Applicant.

**Public Comment:**

Mr. Gugel noted a handout that was received from a citizen this morning that had concerns, however, it pertained to the City of Frederick Planning Commission, not the County Planning Commission.

**Decision:** Ms. Suarez made a motion to find Case WS-19-02 to be consistent with the City of Frederick Comprehensive Plan. Mr. Rensberger 2<sup>nd</sup>.

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

**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.

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to find Case WS-19-03 to be consistent with the Town of Emmitsburg Comprehensive Plan. Ms. Suarez 2<sup>nd</sup>.

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

**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

**Public Comment:**

None

**Decision:** Ms. Suarez made a motion to find Case WS-19-04 to be consistent with the Frederick County Comprehensive Plan. Mr. Hicks 2<sup>nd</sup>.

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

**10. CAPITAL IMPROVEMENT PROGRAM**

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

**Staff Presentation:**

Jim Gugel, Planning Director


**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to find that the location, character, and extent of the Proposed FY 2020-2025 CIP are consistent with the County Comprehensive Plan. Ms. Sepe 2<sup>nd</sup>.

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

Meeting adjourned at 2:32 pm  
Respectfully Submitted,

  
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Bob White, Chair

6/12/2019  
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Date