



# Frederick County Planning Commission

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## AGENDA

Wednesday July 10, 2019

9:30 am

1<sup>st</sup> Floor Hearing Room, Winchester Hall, 12 E Church St. Frederick, Md.

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### 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](mailto:planningcommission@frederickcountymd.gov)

<b><u>Upcoming Planning Commission Meetings</u></b>	<b><u>For more information contact</u></b>
August 14, 2019 @9:30am	Department of Development Review and Planning
	301-600-1138
	<a href="http://www.FrederickCountyMD.gov/planning">www.FrederickCountyMD.gov/planning</a>



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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. **ZONING TEXT AMENDMENTS** **RECOMMENDATION**
  - a) [Bill 19-09 Automobile Filling and Service Stations and Convenience Stores](#) – Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to update the Use Table (§1-19-5.310) to allow convenience stores in the General Industrial and Limited Industrial districts, and to add “convenience store” to the definition of Automobile Filling and Service Station.  
*Council Member Phil Dacey*
  - b) [Bill 19-10 Indoor Sports Recreation Facilities without Race Tracks](#) – Amend Chapter 1-19 of the Frederick County Code (Zoning Ordinance) to add “indoor sports recreation facilities without race tracks” to the list of commercial uses permitted within the Planned Unit Development (PUD) Zoning District.  
*Council Member Kai Hagen*
6. **SITE PLAN** **DECISION**
  - a) [Coffman Recycling](#) – The Applicant is requesting Site Development Plan approval for a recycling pick-up and distribution center to include a 5,000 square foot office/shop as well as a checkpoint trailer, on a 2.94-acre site. Located at 8027 Reichs Ford Road, north of Hillmark Court. Tax Map 77, Parcel 181; Zoned: General Industrial (GI); Planning Region: Frederick SP78-04 (A/P#19445 APFO#19446 FRO#19447)  
*Ashley Moore*
7. **COMBINED PRELIMINARY / FINAL PLAT** **DECISION**
  - b) [Meunier Division, Entrance Spacing Modification](#) - The Applicants are requesting a modification to allow a new single entrance driveway, which does not meet the minimum separation distances from existing driveways that is required for a Staff level approval. Located on the northwest side of Old Frederick Road, near the intersection with Links Bridge Road. Tax Map 41, Parcel 75; Zoned: Agricultural; Planning Region: Frederick M3216 (A/P#19199)  
*Craig Terry*



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**8. FREDERICK AIRPORT BRIEFING**

**INFORMATIONAL**

At the request of a Planning Commissioner, Staff will present a short overall briefing on the airport, along with its near and long term plans/strategies.

*Ron Burns*

**9. TRIENNIAL UPDATE OF THE WATER AND SEWERAGE PLAN**

**FINDING OF CONSISTENCY**

The Planning Commission will review the Final Draft of the [Triennial Update](#) to the Water and Sewerage Plan for a finding of consistency with the Comprehensive Plan and to forward a Recommended Water and Sewerage Plan to the County Council.

*Jim Gugel*