

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

September 11, 2019

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

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

Members Absent: Carole Sepe

Staff Present: Steve Horn, Division Directory; Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Graham Hubbard, Principal Planner; Jim Gugel, Functional Planning Coordinator; Denis Superczynski, LF title; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am

1. PLEDGE OF ALLEGIANCE

2. ELECTION OF OFFICERS

Mr. Hicks nominated the officers, in compliance with the order of succession stated in the Rules of Procedure:

- Carole Sepe, Chair
- Sharon Suarez, Vice-Chair
- Sam Tressler, Secretary

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

At this time, Vice-Chair Suarez presided over the remainder of the meeting in Chairperson Sepe's absence.

3. MINUTES TO APPROVE

August 14, 2019 – Mr. Rensberger moved to approve said minutes as written. Mr. White 2nd.

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

4. PLANNING COMMISSION COMMENTS

Members of the Commission expressed gratitude to Mr. White for his exemplary leadership and service as Chairperson this past year.

5. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Horn extended appreciation to each of the members, particularly to Mr. White on his leadership, for the scope of work that the Planning Commission undertakes on a regular basis. The hard work of the Commission on the Livable Frederick Plan has been exemplary. He felt it important to note that the Plan looks remarkably similar to the document that the Planning Commission created and forwarded to the Council for consideration and added that the County Council and County Executive signed the resolution yesterday. The collaborative spirit of the Commission and the Council, as well as the public's input and active engagement of the work teams and Steering Committee resulted in an excellent document.

He noted that Plan has been nominated for an award through the Maryland Chapter of the American Planning Association, and further intend to pursue an award through the National American Planning Association in 2020. Also, a presentation on Livable Frederick will be made at the Maryland Chapter of the APA meeting on October 7th in Rocky Gap.

Mr. Horn also announced an upcoming meeting of the Maryland Planning Commission Association on November 6th and 7th being held in Aberdeen, Maryland. He encouraged the Planning Commission members to consider attending, and the County will cover the cost of registration.

Mr. Wilkins briefed the Commission on the upcoming October 9th regular meeting.

6. PRELIMINARY PLAN

Urbana Town Center – The Applicant requested Preliminary Plan approval to update the plan for the remainder of the development, including the Goddard School and the Stone Barn Clubhouse. Located southwest of MD 355, northeast of I-270, northwest of the intersection of Lew Wallace Street and Stone Barn Drive, and southeast of the intersection of Park Mills Road and MD 355. Tax Map: 96 Parcel(s) 22, 182, and 184; Zoned: MXD; Planning Region: Urbana S1161 (A/P#19551 APFO#19552 FRO#19553)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Michael Natelli; Natelli Communities; Kraig Walsleben, Rodgers Consulting

Public Comment:

None

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

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

6. SITE PLAN

- a) *The Goddard School – Urbana Town Center* – The Applicant requested Site Plan approval to construct a Child Care Center on a 2.1 acre site within the Urbana Town Center. Located on the southwest side of Stone Barn Drive, between Sugarloaf Elementary School and the Sunset Ridge Drive extension. Tax Map: 96 Parcel: 22; Zoned: MXD; Planning Region: Urbana SP-13-09 (A/P#18908 APFO#18909 FRO#18910)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Michael Natelli; Natelli Communities; Kraig Walsleben, Rodgers Consulting; John Pelicano, Goddard School

Public Comment:

None

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

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

- b) *Stone Barn Clubhouse and Pool-Urbana Town Center* - The Applicant requested Site Plan approval to construct a Clubhouse, Recreation Barn, and Pool on a 4.61 acre site within the Urbana Town Center. Located on the west side of Stone Barn Drive, between Shady Pines Drive and Satinwood Drive. Tax Map: 96 Parcel: 22; Zoned: MXD; Planning Region: Urbana SP-13-09 (A/P#19554 APFO#19555 FRO#19556)

Staff Presentation:

Graham Hubbard

Applicant Presentation:

Michael Natelli; Natelli Communities; Kraig Walsleben, Rodgers Consulting

Public Comment:

Hebba Hassanein

Rebuttal:

Michael Natelli

Decision: Mr. Tressler made a motion to approve the Site Development Plan with conditions and modifications as listed in the staff report. Mr. White 2nd. Mr. Hicks then amended the motion to specify that additional handicap parking spaces be based on the number of parking spaces required (217), not based on the number of parking spaces provided (102).

Mr. Tressler and Mr. White accepted the amended motion.

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

7. **SUMMER 2019 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

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

Staff Presentation:

Jim Gugel

WS-19-05: YMCA of Frederick County Maryland, LLC

Located between Urbana Middle School and Urbana High School. S/S MD 80. Requesting reclassification of 20.22 acres from W-5, S-5 to W-3, S-3.

Applicant: Chris Smariga, Harris, Smariga and Associates on behalf of Applicant

Public Comment: None

Decision: Mr. White made a motion to find Case WS-19-05 to be consistent with the County Comprehensive Plan. Mr. Tressler 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	5
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

WS-19-06: Town of Walkersville – Escobar Property

Located S/S Biggs Ford Road. Requesting reclassification of 0.48 acres from S-5 to S-3.

Applicant: Susan Hauver, Planning and Zoning, Town of Walkersville

Public Comment:

None

Decision: Mr. Tressler made a motion to find Case WS-19-06 to be consistent with the Town of Walkersville Comprehensive Plan. M 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

WS-19-07: Joseph Free & Stephen Medwid

Located on Rocky Springs Road and Tuscarora Drive within the City of Frederick. Requesting reclassification of 18.83 acres from W-5 to W-3 and S-4/S-5 to S-3.

Applicant: Chris Smariga, Harris, Smariga and Associates on behalf of Applicant

Public Comment:

None

Decision: Mr. White made a motion to find Case WS-19-07 to be consistent with the City of Frederick Comprehensive Plan. Mr. Tressler 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

WS-19-08: St. Johns Catholic Prep

Located on Buckeystown Pike. **Requesting** reclassification of 69.22 acres from MU (water) & NPS to W-4 and MU (sewer) & NPS to S-4

Applicant: Chris Smariga, Harris, Smariga and Associates; Dr. Powell, St Johns Catholic Prep

Public Comment:

None

Decision: Mr. Rensberger made a motion to find Case WS-19-08 to be consistent with the County Comprehensive Plan. Mr. Tressler 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

WS-19-09: Ronald Laneve, etal

Located on the west side of Boyers Mill Road. Requesting reclassification of 16 acres from W-5, S-4 to W-3, S-3.

Applicant: Lee Miller, Terra Solutions on behalf of the Applicant

Public Comment:

None

Decision: Mr. Tressler made a motion to find Case WS-19-09 to be consistent with the County Comprehensive Plan. Mr. Rensberger 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

WS-19-10: LAM Properties, LLC

Located on Old National Pike. Requesting reclassification of 3.79 acres from W-5, S-5 to W-4, S-4

Applicant: Hebba Hassanein, LAM Properties, Applicant; Rick Curry, B&R Design Group

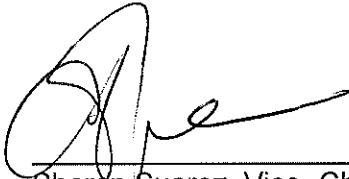
Public Comment:

None

Decision: Mr. White made a motion to find Case WS-19-10 to be consistent with the County Comprehensive Plan. Mr. Bowie 2nd.

<u>VOTE</u>	<u>5-0-0-2</u>
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 – Sepe, Hicks

Meeting adjourned at 12:40 pm
Respectfully Submitted,



Sharon Suarez, Vice-Chair
Carole Sepe

10/9/19
Date

SPEAKER SIGN-UP SHEET
Frederick County Planning Commission
September 11, 2019

Stone Barn Clubhouse

Public Comments – 3 Minutes Per Speaker		
	NAME (please print)	STREET ADDRESS (please print)
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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 Board of County Commissioners, 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.