

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
October 9, 2019

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

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

Members Absent: Sharon Suarez, Bob White

Staff Present: Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Ron Burns, Transportation Engineering Manager; Denis Superczynski, LF title; Craig Terry, Planner II; Cody Shaw, Principal Planner; Jerry Muir, Principal Planner; Ashley Moore, Principal Planner; Tolson DeSa, Zoning Administrator; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 am

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

September 11, 2019 – Mr. Tressler moved to approve said minutes as written. Mr. Rensberger 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

Mr. Tressler brought up the recent American Planning Association (APA) conference at Rocky Gap, and asked if it could be touched upon in Agency comments.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Superczynski announced that printed copies of the Livable Frederick Master Plan are in and will be distributed to the Commissioners at the next meeting. Also, staff intends to make it available on a commercial website so that the public can purchase a printed copy; otherwise, a web version of the Plan is being developed and should be made available soon.

To address Mr. Tressler's reference to the APA conference at Rocky Gap, Mr. Superczynski announced that at the conference, Frederick County was awarded the 2019 APA Maryland Outstanding Plan for the Livable Frederick Master Plan. Staff made a presentation of the Plan at the conference, noting the role of the Planning Commission throughout the process.

He also announced the Maryland Planning Commission Association (MPCA) conference that will be held in Aberdeen on November 6<sup>th</sup> and 7<sup>th</sup>. The cost to attend will be covered for any Planning Commission member who would like to attend.

Mr. Wilkins briefed the Commission on the upcoming November 13<sup>th</sup> regular meeting, noting at this time there are two Development Review items and an Urbana water and sewer informational item and a presentation of the park master plan for the Point of Rocks Regional Park.

**5. AGRICULTURAL CLUSTER CONCEPT PLAN**

- a) Highlands of Monroe – The Applicant requested Agricultural Cluster Concept Plan approval for a 2-lot Agricultural Cluster subdivision on a 329 acre parcel. Located between Harp Hill Road to the east and Meeting House Road to the west. Tax Map: 38, Parcel: 31; Zoned: Agricultural (A); Planning Region: Middletown S913 (A/P#19813)

**Staff Presentation:**

Craig Terry, Planner II

**Applicant Present:**

Norton Mock, Ray Mock, Owners/Applicants

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Agricultural Cluster Concept Plan with conditions as listed in the staff report. Mr. Rensberger 2<sup>nd</sup>.

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

*At this time, Chairperson Sepe recused herself and left the meeting. Secretary Tressler presided over the Tallyn Ridge item:*

**6. PRELIMINARY PLAN**

- a) Tallyn Ridge – The Applicant requested Preliminary Plan re-approval for a 441 dwelling subdivision on 146.6 acres of land. Located at the north side of Reichs Ford Road, 300 feet east of Pinecliff Park Road. Tax Map: 78, Parcel: 742, Lots 1, 2, 3, 4, & Parcel 55; Zoned: Planned Unit Development (PUD) and Agricultural (A); Planning Region: New Market S1166 (A/P#19756, APFO#19757, FRO#19758)

**Staff Presentation:**

Cody Shaw, Principal Planner I

**Applicant Presentation:**

Donavon Corum, CBM Consulting, LLC; Bob Spaulding, Miller and Smith, Inc., LLC; David Severn, Offit Kurman

**Public Comment:**

None

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

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

At this time, Ms. Sepe returned to preside over the remainder of the meeting.

- b) *Hamptons West-Eaglehead* – The Applicant requested Preliminary Plan approval for a revision to an existing approved Combined Preliminary Plan/Site Plan for a 406 dwelling subdivision on 200.55 +/- acres of land. Located at the south side of Gas House Pike, 3,300 feet east of Boyers Mill Road. Tax Map: 69, Parcel(s): 52, 198, & Part of 169; Zoned: Planned Unit Development (PUD); Planning Region: New Market S829S (A/P#19319, APFO#19320, FRO#19321)

**Staff Presentation:**

Cody Shaw, Principal Planner I

**Applicant Presentation:**

Jason Wiley, Elm Street Development; Chris Smariga, Harris, Smariga & Associates

**Public Comment:**

Cedonia Evans

**Rebuttal:**

Jason Wiley

**Decision:** Mr. Rensberger made a motion to approve the Preliminary Plan with conditions and modifications as listed in the original staff report and to adjust language in Condition #3; and strike Condition #4. Mr. Tressler 2<sup>nd</sup>.

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

**7. SITE PLAN**

- a) *Hampton West-Eaglehead* - The Applicant requested Site Plan approval for the Townhouse portion of an existing, approved Combined Preliminary Plan/Site Plan for a 406 dwelling subdivision on 200.55 +/- acres of land. Located at the south side of Gas House Pike, 3,300 feet east of Boyers Mill Road. Tax Map: 69, Parcel(s): 52, 198, & Part of 169; Zoned: Planned Unit Development (PUD); Planning Region: New Market SP-89-23 (A/P#19322, APFO#19323, FRO#19324)

**Staff Presentation:**

Cody Shaw, Principal Planner I

**Applicant Presentation:**

Jason Wiley, Elm Street Development; Chris Smariga, Harris, Smariga & Associates

**Public Comment:**

None

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

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

- b) *Stanford Industrial Park, Lot 8* – The Applicant requested Site Plan approval to develop a 20,000 s.f. office/warehouse building on 3.35 acres. Located at the intersection of Winchester Boulevard and Harvard Place. Tax Map: 94, Parcel 89; Zoned: Limited Industrial (LI); Planning Region: Adamstown  
SP-00-12 (A/P#19629, APFO#19630 FRO#19631)

**Staff Presentation:**

Jerry Muir, Principal Planner I

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates; Kim Hartman, Surveillance Secure, Inc., Applicant

**Public Comment:**

None

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

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

*At this time, Mr. DeSa sat in as proxy for Mr. Wilkins, who left the meeting.*

- c) *O'Connor Plumbing* – The Applicant requested Site Plan approval to develop a 22,000 s.f. plumbing office/warehouse and a 75,000 s.f. three story self-storage facility on a 14.23 acre site under the Planned Commercial Development method. An additional pad site is not part of this plan. Located on the south side of Rte. 144 just east of Mains Lane. Tax Map: 78, Parcel: 46; Zoned: General Commercial (GC); Planning Region: New Market  
SP-19-11 (A/P#19624, APFO#19625, FRO#19626)

**Staff Presentation:**

Jerry Muir, Principal Planner I

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates; Thomas O'Connor, Jr., Kevin O'Connor, O'Connor Plumbing and Heating

**Public Comment:**

None

**Decision:** Mr. Hicks made a motion to approve the Site Plan, including APFO approval per the conditions as listed in the staff report. Mr. Tressler 2<sup>nd</sup>.

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

- d) *Urbana One, LLC* – The Applicant requested Site Plan approval for a 7,400 s.f. commercial development on a 0.45 acre site. Located at 3535 Urbana Pike, 1,300 ft. west of Sugarloaf Parkway. Tax Map: 96, Parcel: 116; Zoned: Village Center (VC); Planning Region: Urbana SP-09-07 (A/P#19690, APFO#19691, FRO#19348)

**Staff Presentation:**

Ashley Moore, Principal Planner I

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates; Joe Liberto, Urbana One, LLC

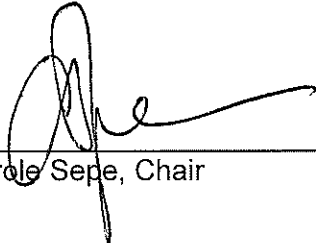
**Public Comment:**

None

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

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

Meeting adjourned at 1:00 pm  
Respectfully Submitted,

  
\_\_\_\_\_  
Carole Sepe, Chair

11/13/19  
Date

**SPEAKER SIGN-UP SHEET**  
*Frederick County Planning Commission*  
**October 9, 2019**

**Hampton West – Preliminary Plan**

Public Comments – 3 Minutes Per Speaker		
	NAME (please print)	STREET ADDRESS (please print)
1	Cedonia Evans	10492 Belmoral Place New Market 21774
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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.