

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
January 19, 2022
Virtual Meeting

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

Members Present: Sam Tressler III, Chair; Craig Hicks, Vice-Chair; Carole Sepe; Michael Sowell and Robert White Jr.

Members Absent: Terry Bowie, Joel Rensberger

Staff Present: Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Denis Superczynski, Livable Frederick Planning Manager; Tim Goodfellow, Livable Frederick Environmental Planner; and Karen James, Administrative Specialist

The meeting was called to order at 9:30 am.

1. **PLEDGE OF ALLEGIANCE** Sam Tressler
2. **ROLL CALL** Sam Tressler
3. **MINUTES TO APPROVE** – December 8, 2021

Mr. Hicks asked for two points of clarification, page two, item six, second paragraph, to amend to read, "Mr. Hicks asked about the vision statement, stating that he struggles with the current description of stewardship as the mountain is under private ownership. He noted that there is nothing about partnerships, or collaboration with private interests. Ms. Sepe said that she does not have a problem with the vision statement. Her biggest concern is the goals, which do not currently include economic and partnership goals. Mr. Hicks said that could be helpful." Ms. Sepe was in agreement.

Mr. Hicks motioned to approve the minutes as amended; Mr. Sowell, 2nd.

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

4. **PLANNING COMMISSION COMMENTS**

Mr. Hicks welcomed Mr. White back to the Planning Commission, as did other Planning Commission members. Mr. White will finish the term of Sharon Suarez who resigned in July 2021.

5. **AGENCY COMMENTS/AGENDA BRIEFING**

Ms. Brandt said there would be three or four Development Review items on the February 9, 2022 agenda, as well as a refresher on the procedures and roles for rezoning to be presented by Ms. Mitchell. Ms. Sepe asked about the next workshop for the South Frederick Corridors Plan. Ms. Brandt indicated that staff would like to wrap-up Sugarloaf

with the Planning Commission, then resume work with the Commission on the South Frederick Corridors Plan.

6. WATER AND SEWERAGE PLAN AMENDMENT

(Ms. Sepe recused herself at December 15, 2021 meeting)

Out-of-Sequence Request

WS-21-28 Quantum Maryland, LLC

North and south sides of Manor Woods Road, east side of Ballenger Creek Pike, West side of New Design Road. Request for reclassification of 676 acres from W-5, S-5 to W-3, S-3; depiction of a sewage pump station symbol; depiction of sewer lines of 18 inches, 21 inches, and 24 inches; and depiction of potable and cooling-water lines of 16 inches on the Water and Sewer Infrastructure Maps.

Tim Goodfellow, Livable Frederick Environmental Planner

Staff Presentation:

Tim Goodfellow

Applicant Presentation:

Scott Noteboom, Quantum Maryland, LLC

Kraig Walsleben, Rodgers Consulting

Mr. Hicks had questions about industrial cooling water, including, "is it treated" and "where does it go." Mr. Goodfellow replied that those questions are addressed during the site plan review stage and that the applicant may later respond to those questions.

The applicant presentation began with Mr. Walsleben explaining current plans and how they may change once it is known how each user will utilize the water. Questions were asked by Mr. Sowell and Mr. White. Mr. Noteboom further explained the process.

Public Comment: None

Decision: Mr. Hicks motioned to find this out-of-sequence water and sewer plan amendment application consistent with the Livable Frederick Master Plan. Mr. White 2nd.

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

7. DRAFT SUGARLOAF TREASURED LANDSCAPE MANAGEMENT PLAN

Ms. Brandt gave a refresher on the previous workshop and explained that today's workshop will be to consider the northern planning area boundary, zoning and land use maps, and the provisions of the overlay.

Mr. Goodfellow began his presentation with maps of the area north of MD 80. Mr. White asked why this area was not included in the planning area originally. Mr. Goodfellow explained that distance from Sugarloaf Mountain was the primary reason. Mr. White and Ms. Sepe described this as a discretionary boundary. Further discussion indicated favor with extending the boundary of the plan to the north and renaming the plan.

Mr. Hicks motioned that the Planning Commission approve the extension of the Sugarloaf Treasured Landscape Management Plan planning area boundary to the north to follow I-270 and the Monocacy River to the west, and to approve a name change to the plan to Monocacy-Sugarloaf Treasured Landscape Management Plan. Mr. White, 2nd.

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

Mr. Goodfellow continued his presentation with proposed land use and zoning changes. Ms. Sepe expressed concern about split zoning and how individual land owners will be impacted. Discussion continued regarding impact. Mr. Goodfellow shared additional maps for review. Mr. Hicks stated that the resource-based approach is a good place to start, but that he would want to get a better awareness of potential impacts on property owners. Ms. Sepe asked about the impact on forest banking opportunities when RC zoning is applied to Ag zoned land.

Break taken at 11:40 a.m., meeting resumed at 11:45 a.m.

Mr. Goodfellow continued his presentation, describing the proposed expansion of the Carrollton Manor Rural Legacy Area.

Lunch break taken at 12:25 p.m. Meeting resumed at 1:15 p.m.

Mr. Goodfellow reviewed the proposed provisions of the overlay zoning district. Mr. White expressed concern with agritourism, noting that it is a very broad category. Mr. Goodfellow suggested that staff could examine it and return with a proposal for addressing some of the more intense agritourism enterprises. Proposed prohibited uses were discussed, including outdoor sports facility.

8. PUBLIC COMMENT ON DRAFT SUGARLOAF TREASURED LANDSCAPE MANAGEMENT PLAN

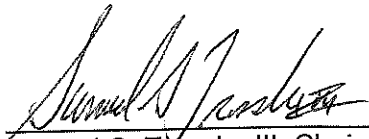
Public Comment:

7 calls, 5 live, 2 recorded messages

Mr. White motioned to adjourn Mr. Hicks, 2nd.

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

Meeting adjourned 3:05 p.m.


Samuel G. Tressler III, Chair

3/9/22
Date