

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
March 16, 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; Terry Bowie; and Robert White, Jr.

Members Absent: Joel Rensberger and Michael Sowell

Staff Present: Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Denis Superczynski, Livable Frederick Planning Manager; Mark Mishler, Traffic Engineer; and Karen James, Administrative Specialist

The meeting was called to order at 7:00 p.m.

1. **PLEDGE OF ALLEGIANCE** Mr. Tressler

2. **ROLL CALL** Mr. Tressler

3. **PLANNING COMMISSION COMMENTS**

Mr. Hicks commented that he was glad to see the rezoning hearing scheduled for the evening, when more people are available to participate.

4. **ZONING MAP AMENDMENT**

R-21-02 – Knowledge Farms MXD – The Applicant is requesting to rezone 34.64 acres from Office Research Industrial (ORI) to Mixed Use Development (MXD). Located at the intersection of MD 355 (Urbana Pike) and Thornapple Drive in Urbana.
Denis Superczynski, Livable Frederick Planning Manager

Staff Presentation:
Denis Superczynski

Applicant Presentation:
Knowledge Farms Partners LLC
Chad Tyler, applicant/partner
Mike Kalinock, JPB Partners
Anne Rollins, Miles and Stockbridge
Lee Miller, Terra Solutions
Michael Workosky, Wells and Associates

Mr. Superczynski gave a detailed presentation to Planning Commission members.

Discussion included transportation questions and what additional uses would be permitted if the MXD zoning was applied to this parcel. Mr. Mishler and Mr. Superczynski provided responses to these questions. Planning Commission members asked if community meeting(s) were held and received a positive response. Transportation discussion continued.

Mr. Tyler gave a brief summary of the property and how and why plans for it changed over the years. Mr. Kalinock said the proposed change was an attempt to meet a growing demand (senior housing). Ms. Rollins then addressed the Planning Commission members.

Connectivity to other properties was discussed. The number of beds proposed for the assisted living facility was also discussed, and Mr. Superczynski explained how staff arrived at those numbers. Access roads were discussed and Mr. Miller said that in-depth studies had not been done as it was premature to do so. Further discussion included conditions about distribution of uses on the site. Ms. Mitchell weighed in with her thoughts.

Break taken at 9:00 p.m. Meeting resumed at 9:07 p.m.

Public Comment: Eight calls: four live, four recorded messages.

Planning Commission members continued with their questions and discussion. Applicant team responded to public comment and offered their rebuttal. Ms. Rollins offered closing comments.


Decision:

Mr. White moved that the Frederick County Planning Commission recommend approval of the request as presented by the applicant for Case R-21-02 Zoning Map Amendment including the conditions as presented in the staff report. Ms. Sepe asked if the motion could be amended to remove "assisted living beds" from condition #1 and add a condition regarding siting of future residential uses. Following discussion Mr. White said he would agree to those amendments to his motion. Ms. Sepe then seconded the motion. Mr. Tressler took a roll call vote. Recommendation approved as amended.

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

Mr. Superczynski said staff would prepare a letter from the Planning Commission to the County Council stating the Commission's recommendation. The letter will be presented to the Commission for review and approval prior to transmittal.

Mr. Tressler declared the meeting adjourned at 10:18 p.m.


Samuel G. Tressler III, Chair

5/16/23
Date