

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
April 13, 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; Joel Rensberger, Secretary; Carole Sepe; Terry Bowie; and Robert White, Jr.

Members Absent: None

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Mark Mishler, Traffic Engineer; Ashley Moore, Senior Planner; Graham Hubbard, Principal Planner; Dial Keju, Livable Frederick Principal Planner; Tim Goodfellow, Livable Frederick Environmental Planner; Bob Hicks, Deputy Director, Frederick County Division of Parks and Recreation, and Karen James, Administrative Specialist,

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

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

2. **ROLL CALL** Mr. Tressler

3. **MINUTES TO APPROVE**

February 9, 2022

Mr. Tressler asked if there were any additions or corrections. Mr. Hicks said he had two changes. Following some discussion, Mr. White moved to table the approval of the minutes to the following meeting allowing staff and Mr. Hicks to work out agreeable language. Mr. Hicks, second.

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

February 16, 2022

Mr. Tressler asked if there were any additions or corrections. Hearing none, Mr. Hicks moved to approve. Mr. White, second.

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

March 2, 2022

Mr. Tressler asked if there were any additions or corrections. Mr. Sepe had one change. Mr. Hicks moved to approve as amended. Ms. Sepe, second.

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

**4. PLANNING COMMISSION COMMENTS**

None

**5. AGENCY COMMENTS / AGENDA BRIEFING**

Ms. Brandt provided an update on scheduled meetings, including upcoming topics and deadlines. Mr. Wilkins announced upcoming Development Review items. Beginning May 11<sup>th</sup> applicants, consultants and the public may attend Planning Commission meetings in person at Winchester Hall. Mr. Tressler provided instructions to give public comment via phone.

**6. SITE PLAN**

Prior to the Site Plan presentation, Ms. Sepe asked to disclose that she lives one mile from the property, and in the past has had a couple of neighbors ask her about it. She further said she did not go into details with them, and said she would recuse herself from this item if others felt she should. No one expressed any concerns with her participating in the upcoming item.

- a) *Frederick Baptist Church* – The Applicant is requesting Site Plan approval for the construction of a Place of Worship with an accessory Private School on a 50.23-acre site. Located along the west side of Horine Road, south of Burgee Drive. Tax Map: 84, Parcel: 12; Zoned: Agricultural (A); Planning Region: Brunswick. SP-18-09 (SP267741, A267744)  
*Graham Hubbard, Principal Planner*

**Staff Presentation:**  
Graham Hubbard

**Applicant Presentation:**  
Mike Swanson, Terra Solutions Engineering, LLC  
Pastor John Seay  
Mark Schaefer, construction manager

Mr. Hubbard responded to questions by the Planning Commission members. Traffic and traffic analysis questions were answered by Mr. Mishler. The applicant team also supplied answers with regard to traffic and safe traffic flow.

**Public Comment:** None

**Decision:** Mr. Hicks moved that the Planning Commission approve Site Plan SP18-09, AP SP267741, A267744 with conditions and modifications as listed in the staff report for the proposed Frederick Baptist Church based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting. Mr. Rensberger, second.

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

Break taken at 10:44 a.m., meeting resumed at 10:52 a.m.

**7. LAND PRESERVATION, PARKS AND RECREATION PLAN**

Ms. Brandt introduced Bob Hicks, Deputy Director of Parks and Recreation, and Dial Keju, Principal Planner, Livable Frederick. She then began her presentation of the Plan, which is done on a five-year schedule. Plan components include: County Overview, Parks and Recreation, Natural Resource Land Conservation, and Agricultural Land Preservation. There was a 16.4% increase in the County population since 2010, making Frederick Maryland's fastest growing county. The overview included the amount of public parkland, protected natural resource land, and preserved agricultural lands.

Ms. Brandt and Mr. Hicks responded to questions and suggestions presented by the Planning Commission members. Ms. Brandt said that a revised version of the Plan would appear on the Commission's May 11<sup>th</sup> agenda for a recommendation to the County Council. She expressed thanks to the members for their questions and feedback.

**8. PUBLIC NOTICE PLACARD LOCATIONS FOR SUGARLOAF PLAN AND ASSOCIATED REZONINGS**

Ms. Brandt provided background on the topic. Legislation recently passed by the County Council changed the notification requirements for comprehensive rezoning. Mr. Goodfellow displayed a map showing suggested locations for placard placement. He explained the need to get the word out while not creating a hazardous situation. Suggested placement sites are strategic locations, like intersections, where the volume of traffic is high. Specific locations were discussed with alternate suggestions made.

Mr. Rensberger moved to adjourn. Mr. White, second.

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

Meeting adjourned 12:21 p.m.

  
Samuel G. Tressler III, Chair

6/15/22  
Date