

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
March 23, 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: 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 said he understood from *The Frederick News Post* that planning staff briefed the County Council the prior evening on the draft Sugarloaf Treasured Landscape Management Plan.

Ms. Brandt stated that staff was directed to brief the County Council, and that staff and the Council President made it clear to the Council that the draft plan is still with the Planning Commission and could change between now and when a recommended plan is sent forward to them. She noted that the plan has been sent out for 60-day review, and that staff is awaiting comments from neighboring jurisdictions and the State.

4. **ZONING MAP AMENDMENT**

R-21-01 – Park Place at Ballenger PUD – The Applicant is requesting to rezone 2.978-acres from Agricultural (A) to Planned Unit Development (PUD). Located on the west side of Ballenger Creek Pike near its intersection with Ballenger Run Boulevard, adjacent to Tuscarora High School.

Denis Superczynski, Livable Frederick Planning Manager

Staff Presentation:
Denis Superczynski

Applicant Presentation:
DR Acquisitions LLC
T. Wesley Poss
Dan Ebersole
Dan Ryan
Chris Smariga

Mr. Superczynski gave the staff presentation to Planning Commission members, including a brief history of the parcels involved. He answered questions posed by the members, which concerned density and traffic impacts.

The applicant gave a brief presentation about the property. The applicant was asked if a community meeting was held. The applicant responded in the affirmative, noting that a virtual community meeting was held and 200 notifications for the meeting were sent out.

Public Comment: None

Decision:

Mr. Hicks moved that the Planning Commission recommend approval of the request made in case R-21-01 by DR Acquisitions LLC for Park Place at Ballenger to rezone 2.978 acres from Agricultural to Planned Unit Development, including the proposed condition included in the staff report. Mr. White, second.

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

5. CONSIDERATION OF THE KNOWLEDGE FARMS (R-21-02) MEMO TO THE COUNTY COUNCIL


Following review of the memo prepared by Mr. Superczynski and brief discussion, members agreed that Condition #3 was more restrictive than intended. Following further discussion, Mr. Superczynski stated that he has a better understanding of what the Planning Commission wants to achieve with this condition and can accurately reflect that in a revised Condition #3.

Decision:

The Planning Commission approved the memo by consent, with Staff to reword Condition #3 prior to sending the memo to Council.

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

Mr. Tressler declared the meeting adjourned at 8:46 p.m.



Samuel G. Tressler III, Chair

6/15/22

Date