

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
April 20, 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; and Robert White, Jr.

Members Absent: Terry Bowie

Staff Present: Mike Wilkins, Development Review Director; Kimberly Golden Brandt, Livable Frederick Director; Kathy Mitchell, Senior Assistant County Attorney; Dial Keju, Livable Frederick Principal Planner; Denis Superczynski, Planning Manager/Principal Planner, Livable Frederick; and Karen James, Administrative Specialist,

The meeting was called to order at 9:33 am.

1. **PLEDGE OF ALLEGIANCE** Mr. Tressler
2. **ROLL CALL** Mr. Tressler
3. **MINUTES TO APPROVE** - February 9, 2022, continued from the April 13, 2022 meeting.

Mr. Hicks said he would like to discuss the revision forwarded to Planning Commission members from staff. He said he would still prefer that the minutes be revised, as he suggested, to replace the sentence that starts, "Mr. Hicks said, it seemed unusual" with a new sentence. "Mr. Hicks said it seemed unusual that a code enforcement issue be brought to the Planning Commission for resolution." Mr. Rensberger offered a few questions. Mr. Hicks felt that the language staff used did not completely summarize his point. Suggestions were offered by Mr. White and Ms. Sepe.

Mr. Hicks made a motion that the original February 9, 2022 minutes presented to the Planning Commission at the last meeting be revised by replacing the sentence "Mr. Hicks said, it seemed unusual that this issue was being brought to the Planning Commission, basically for a solution" with "Mr. Hicks said, it seemed unusual that a code enforcement issue was being brought to the Planning Commission for resolution." Mr. White, second. After further discussion Mr. White withdrew his second. After additional discussion and suggestions, Mr. Hicks amended his motion to read that the sentence that summarizes his question be changed to say, "Mr. Hicks said, it seemed unusual that a code enforcement issue was being brought to the Planning Commission for resolution." Mr. White, second.

<u>VOTE</u>	<u>5-0-0-1</u>
FOR:	5 - Tressler, Sepe, Hicks, White, Rensberger
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 – Bowie

Mr. White motion to approve the Feb. 9, 2022 minutes as amended. Mr. Hicks, second.

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

4. PLANNING COMMISSION COMMENTS

None

5. AGENCY COMMENTS / AGENDA BRIEFING

Ms. Brandt provided an update on upcoming meetings, including May 11th Development Review items, Land Preservation Parks and Recreation Plan and the annual report. The Sugarloaf Plan Hearing will be held beginning at 6 p.m. May 18th.

6. ANNUAL REPORT

Ms. Brandt stated that this is the first of numerous sessions working on the report, which will exceed the minimum requirements of the State. The report will not just be a backward looking document, but look forward and address continued implementation of the Livable Frederick Master Plan. She introduced Mr. Superczynski, to give the presentation, and Mr. Keju to address questions.

Mr. Superczynski explained the annual report process and that the intent at this meeting is to run through basic numbers and share the initial data collected. The annual report is a tool for assessing progress, tracking changes, and maintaining forward momentum in plan implementation. Livable Frederick Master Plan updates include the Sugarloaf Plan, the LPPRP, and the South Frederick Corridors Plan. Discussion included local plans for communities such as Emmitsburg and Jefferson. Requirements of the report were discussed, along with the deadline for submitting the report. Ms. Brandt said if Planning Commission members had recommendations to consider for inclusion in the report, they could be discussed.

Development data was presented, including maps showing the locations of growth. Ms. Sepe suggested changes to colors used on the maps.

Residential permit numbers by dwelling type were shared. Ms. Sepe asked if other municipalities should be included, along with the City of Frederick. Mr. Hicks said broadening the scope to include other municipalities is appropriate. Mr. Superczynski said this could be done.

Commercial data was shared. Ms. Sepe asked about building additions and if the square footage reflected only the addition or the building's total square footage. Mr. Superczynski said only the addition, and Ms. Sepe suggested using the wording "net gain."

Residential pipeline numbers were explained, leading to additional discussion. Mr. Keju explained the numbers and how they are compared.

School capacity numbers were shared, noting that the overall system capacity is at 95 percent. Suggestions were presented, including showing private school enrollment and the number of home-schooled children.

Break taken at 11:19 a.m., meeting resumed at 11:38 a.m.

Agricultural Land Preservation numbers were presented. Ms. Sepe said she was curious how Frederick County compares with other counties. Mr. Hicks said it would be meaningful to include how much agricultural land is in the county and how much of it is preserved. Mr. Superczynski said it would be reported in square miles as Mr. White suggested.

Water and sewer plan amendments were shared, with over 30 cases in 2021.

Additional data pending was shared, along with how the data is gathered. Planning Commission members offered suggestions for additional data to include in the report.

Mr. White offered praise for the report, as did Mr. Tressler. Mr. Tressler also asked why some other counties do not file a report. Others shared their theories for lack of participation.

Mr. Rensberger motion to adjourn. Mr. Hicks second. All in favor.

Meeting adjourned 12:26 p.m.



Samuel G. Tressler III, Chair

7/13/22
Date