

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
July 20, 2022  
In Person/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; Robert White, Jr.; Tim Davis.

Members Absent: Terry Bowie

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

The meeting was called to order at 9:34 a.m.

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

2. **ROLL CALL** Mr. Tressler

3. **MINUTES TO APPROVE** – May 11, 2022

**DECISION**

Mr. Hicks moved that the Planning Commission approve the minutes as submitted. Mr. White, 2<sup>nd</sup>.

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

4. **PLANNING COMMISSION COMMENTS**

**INFORMATIONAL**

None.

5. **AGENCY COMMENTS / AGENDA BRIEFING**

**INFORMATIONAL**

Ms. Brandt briefed members on upcoming meetings including the August 10th and 17th day meetings featuring the South Frederick Corridors Plan, and August 10th and 17<sup>th</sup> evening meetings which will be rezoning hearings. Ms. Brandt announced that the Sugarloaf Treasured Landscape Management Plan will be on the County Council's Tuesday, July 26, 2022 agenda.

6. **SOUTH FREDERICK CORRIDORS PLAN**

**WORKSHOP**

*Kimberly Golden Brandt, Director, Livable Frederick  
Denis Superczynski, Livable Frederick Planning Manager*

Mr. Superczynski began his presentation, titled "Missing Middle Homes," sharing how this concept could be incorporated into the South Frederick Corridors Plan. He described Missing Middle as buildings that generally fit in very well in single family detached

neighborhoods, but can accommodate additional unit density. Planning Commission members shared their thoughts and discussed the benefits. How the overall density of a neighborhood is calculated was discussed, including gross density and net density. Mr. Superczynski then shared photographs of housing demonstrating the variety of unit styles and how multiple units can appear as one.

Ms. Sepe offered suggestions for revisions and edits to the draft South Frederick Corridors Plan.

Break taken at 11:25 a.m. Meeting resumed at 11:31 a.m. Mr. Rensberger exited the meeting.

Ms. Brandt said the names of advisory group members who worked with staff on the development of the plan will appear in the next version, and they will be invited to participate in the small group discussions.

Mr. Hicks moved to adjourn. Mr. White, 2<sup>nd</sup>. All in favor. Mr. Tressler declared meeting adjourned at 12:09 p.m.

  
Joel Rensberger, Vice Chair

10/19/22  
Date