

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
August 10, 2022
In Person/Virtual Meeting

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

Members Present: Sam Tressler III, Chair; Joel Rensberger, Secretary; Carole Sepe; Robert White, Jr.; Tim Davis.

Members Absent: Craig Hicks, Vice-Chair; Terry Bowie

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

The meeting was called to order at 9:30 a.m.

1. **PLEDGE OF ALLEGIANCE** Mr. Tressler
2. **ROLL CALL** Mr. Tressler
3. **MINUTES TO APPROVE** – May 18, 2022 Day meeting; May 18, 2022 Night meeting
DECISION

May 18, 2022 Day meeting:

Mr. Rensberger asked that Mr. White's comments regarding the Sustainability Commission having a role in reviewing development projects and providing comments be added to the minutes. "Mr. White expressed that there may be a way for this to be done without some of the hurdles mentioned and there was a strong rationale and ability to move forward on this."

Mr. Rensberger moved that the Planning Commission approve the May 18, 2022 minutes to include the revision discussed by Mr. Rensberger and Mr. White. Mr. White, 2nd.

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

May 18, 2022 Night meeting:

Mr. White moved that the Planning Commission approve the minutes as written. Ms. Sepe, 2nd.

<u>VOTE</u>	<u>3-0-2-2</u>
FOR:	3 – Tressler, Sepe, White
AGAINST:	0
ABSTAIN:	2 – Rensberger, Davis
ABSENT:	2 – Bowie, Hicks

4. PLANNING COMMISSION COMMENTS

INFORMATIONAL

None.

5. AGENCY COMMENTS / AGENDA BRIEFING

INFORMATIONAL

Ms. Brandt briefed members on upcoming meetings including the August 17th day meeting, which will include presentation of Bill 22-13 Revisions to 1-16-106 of the Frederick County Subdivision Regulations – Water and Sewer Facilities, and a workshop on the South Frederick Corridors Plan. There will be small group discussions of the plan following the meeting adjournment. All are welcome to attend and participate. Current registration shows a diverse group of participants.

Staff will register members for the Maryland State Planning Commission Association meeting being held October 25 and 26 in Frederick.

6. MDOT FREIGHT AND RAIL PLANS

INFORMATIONAL

John “JT” Thomas, Assistant Director, Office of Planning & Capital Programming, Maryland Department of Transportation.

Mr. Thomas offered a 2-part presentation, beginning with the Draft Freight Plan. Highlights included freight focus areas such as safety and security, technology and operations, asset management, congestion, truck parking, supply chains, ports, multi-state coordination, e-commerce, military freight, and resilience. Mr. Thomas shared the purpose, vision, and goals of the freight plan.

Mr. Thomas responded to questions posed by Planning Commission members. These included the increasing truck volume and the role BWI plays from a cargo perspective.

Part 2 featured an update on the Maryland State Rail Plan. Mr. Thomas shared the purpose of the Rail Plan and the rail services covered by the Rail Plan, including commuter, freight, and intercity passenger. Maryland’s rail network is comprised of about 886 miles of active track, owned and operated by a variety of railroads. Passenger rail needs were presented, as were freight rail needs.

Following a brief question and answer period, Mr. Tressler thanked Mr. Thomas for his informative presentation.

Break taken at 10:35 a.m. Meeting resumed at 10:42 a.m.

7. ZONING MAP AMENDMENT APPLICATIONS – Review of Roles and Procedures

INFORMATIONAL

Kathy Mitchell, Senior Assistant County Attorney

Ms. Mitchell began her presentation by talking about the “change or mistake” rule in Maryland, then proceeded to offer examples of changes and examples of mistakes. Ms. Mitchell responded to questions and hypothetical situations.

8. SOUTH FREDERICK CORRIDORS PLAN – Continued Review of 1. Planning Area (pages 22-30)

WORKSHOP

Kimberly Golden Brandt, Director, Livable Frederick

Denis Superczynski, Livable Frederick Planning Manager
John Dimitriou, Livable Frederick Design Planner

Mr. Dimitriou continued with the review of the South Frederick Corridors Plan, pages 22-30. He pointed out that there were some issues with the font sizes for subheadings. This will be corrected.

Suggestions were made to the Density Analysis and Comparison graphic.

Building heights were discussed along I-270 and I-70, as well as MD 85. The importance of not impeding the view from Monocacy National Battlefield was noted.

Break taken at 12:18 p.m. Meeting resumed at 12:26 p.m.

Infrastructure topics continued with discussion of new school facilities and a new trail system to extend across the entire planning area and beyond.

Following additional discussion, Mr. Rensberger moved to adjourn. Mr. Tressler declared meeting adjourned at 12:52 p.m.



Craig Hicks, Chair

11/9/22
Date