

**BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY**  
**MEETING MINUTES FOR TUESDAY, FEBRUARY 2, 2010**

Commissioner Jan Gardner, *President*, called to order a meeting of the Board of County Commissioners of Frederick County, Maryland, ("Board") for Tuesday, February 2, 2010, at 8:30 a.m. Present were Commissioners David Gray, *Vice President*, Kai Hagen, and John L. Thompson, Jr. Also present were Ron Hart, County Manager and Patti Morrow, Recording Secretary.

*(Official Minutes of the Board of County Commissioners' meetings are kept on file in the County Manager's Office; the meetings are also video recorded. Approved minutes are available on the County's website. To receive a copy of meetings recorded on videotape or DVD, please contact the Board of County Commissioners at 301-600-1100 or visit the County's website at ([www.FrederickCountyMD.gov](http://www.FrederickCountyMD.gov))*

**NOTE: Copies of all staff reports are available in the OnBase system. If you need assistance with the OnBase system, please contact the recording secretary.**

**PLEDGE OF ALLEGIANCE**

The meeting began with the Pledge of Allegiance.

**COMMISSIONER COMMENTS**

Commissioner Hagen recognized and welcomed Blaine Young, who was confirmed by the Frederick County Republican Central Committee to fill the vacant county commissioner position.

Commissioner Gardner noted the ground breaking ceremony for the Urbana District Park would be held later in the day.

Commissioner Gardner briefed the Board on issues discussed at the Task Force on the Future Growth and Development in Maryland meeting she attended.

Betsy Smith, Permitting and Development Review Division and Michael Chomel, Office of the County Attorney, commented on the new stormwater management regulations.

**ADMINISTRATIVE BUSINESS**

**Countywide Comprehensive Plan (Plan) Update – Eric Soter and Jim Gugel, Planning Division**

For purposes of the following motions, these abbreviations will be used.

**NPS – No Planned Service**  
**PUD – Planned Unit Development**  
**VC – Village Center**  
**GI – General Industrial**  
**ORI – Office, Research, Industrial**  
**EI – Euclidian Institutional**

**PS – Planned Service**  
**MXD – Mixed Use Development**  
**LI – Limited Industrial**  
**GC – General Commercial**  
**NR – Natural Resources**  
**OS/Rec – Open Space/Recreation**

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Mr. Gugel reviewed the agenda with the Board. He noted the Frederick County Planning Commission recommendations would be available for the Thursday, February 4 meeting.

**General Issues**

Mapping of Municipal Boundary

Staff noted the mapping issue was related primarily to the City of Frederick and how the recently annexed properties would be reflected on the county's zoning and land use plan maps.

Commissioner Thompson moved to revert to showing the newly annexed property on the land use map as they were designated when they were in the county. Commissioner Gray seconded the motion that failed 2-2 with Commissioners Gardner and Hagen opposed.

(Commissioner Gardner passed the gavel to Commissioner Gray.)

Commissioner Gardner moved to reflect on the county comprehensive plan map recognition of property that is in a municipality but cross-hatched where the Board had a different land use designation and zoning area specific to the Crum, Thatcher, Summers and Landmark properties and also to allow mapping of the Priority Preservation Area to overlap the municipal boundary. Commissioner Hagen seconded the motion that passed 4-0.

(Commissioner Gray passed the gavel to Commissioner Gardner.)

Water and Sewerage Plan Issues

Mr. Gugel briefed the Board on water and sewerage plan issues. He noted some properties may not be able to transition between classifications as it stands now.

Wendy Kearney, Office of the County Attorney, commented on the water and sewerage plan.

Commissioner Hagen moved to direct staff to add language to the water and sewerage plan "5" category classification to add the exception language that a "5" classification would be applied to a PUD or MXD floating zone approval that was in a land use designation and PS area. Commissioner Gray seconded the motion that passed 3-1 with Commissioner Thompson opposed.

The City of Frederick (City)

Mr. Gugel noted the Board had recently discussed the appropriate water/sewer classifications for the recently annexed properties in the City.

Commissioner Hagen moved to reflect NPS for the Crum and Thatcher properties and PS for the Summers and Landmark properties on the county sewer plan map. Commissioner Gray

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seconded the motion that passed 4-0. It was noted the properties would be PS on the county water plan map.

Mr. Gugel indicated the Sanner property would be NPS on the Board's draft water and sewer plan map.

**Eastalco Employment Area**

Mr. Gugel presented revisions to the water and sewerage plan classifications for the area.

By consensus, with Commissioner Thompson opposed, the Board approved the following revisions:

1. The isolated area of LI at the intersection of Mountville Road and Ballenger Creek Pike would change from a "5" classification to NPS and would not be considered as part of the Eastalco Employment Area.
2. The Stanford and Mullinex industrial parks and the connecting farm parcel would be removed from the community water/sewer service area and be classified NPS and would be kept within the community growth area for the Eastalco Employment Area.

**Zoning Text Amendments**

Mr. Gugel and Shawna Lemonds, Planning Division, gave an overview of the EI and OS/Rec – Open Space/Recreation text amendments.

**Development Capacity Data**

Staff presented reports regarding information on the residential and employment development capacity with comparisons between the current plan and the Board's draft plan.

**COMMISSIONERS COMMENTS**

None.

**PUBLIC COMMENTS (3 MINUTE PRESENTATION)**

- Roy Stanley
- Kitty Smith
- Mark Friis, Rodgers Consulting, Inc.
- Virginia Floyd

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**QUESTIONS – PRESS**

None.

**ADJOURN**

The meeting adjourned at 12:45 p.m.

Patricia A. Morrow  
Recording Secretary