

PUBLIC MEETING MINUTES FOR THURSDAY, JANUARY 16, 2014

Commissioner Blaine R. Young, *President*, reconvened a public meeting of the Board of County Commissioners (“Board”) of Frederick County, Maryland, for Thursday, January 16, 2014, at 6:00 p.m. in Winchester Hall. Present were Commissioners C. Paul Smith, *Vice President*; David Gray, Billy Shreve and Kirby Delauter. Also in attendance were Ms. Lori Depies, County Manager and Ms. Patti Morrow, Recording Secretary.

The meeting began with a moment of silence followed by the recitation of the Pledge of Allegiance.

PUBLIC HEARING

Continuation of Rezoning Case #R-12-02 – Monrovia Town Center Planned Unit Development (PUD) – Denis Superczynski, Community Development Division

Commissioner Young swore in those who would be testifying.

Public comment was heard from:

- Mary Brandenburg
- Mike Seraphin
- Cameron Bell
- Amy Reyes
- John Burke
- Melissa Snyder
- Marie Wiehler
- Allison Coffey
- Steven Dunn
- Annette Stefancic
- Francine Stefancic
- Lee Ann Fisher
- Steve McKay
- Gloria Dunham
- Stan Mordensky
- Brian Snyder
- M.C. Keegin-Ayre
- Amy Duray
- Janet Keller
- Garrett Wiehler
- Kimberly Mellon
- Lisa Shereika
- Christine Demus
- Joe Underwood

(The Board took a break at 7:15 p.m.)

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(Commissioner Young reconvened the meeting at 7:25 p.m.)

Public comment was heard from:

- Michelle Rosenfeld, Esquire, The Law Offices of Michelle M. Rosenfeld, LLC
- Chris Fair

Mr. Rand Weinberg, Esquire, The Law Offices of Rand Weinberg LLC. Of Counsel to Miles and Stockbridge P.C., representing the applicants, gave a rebuttal on the public comments heard during the public hearing.

Motion to approve Rezoning Case #R-12-02 to rezone 398.51 acres from Agricultural to Planned Unit Development with the following modifications to the proposed Phase I Concept Plan –

- *Reduce the maximum number of dwellings to be constructed from 1,510 to 1,250;*
- *Multi-family or two-over-two dwelling types shall not be permitted;*
- *The percentage mix of dwelling types shall be 70% single-family detached and 30% single-family attached/townhouses;*
- *A minimum of 50% (625 dwellings) of the total maximum number of dwellings constructed shall be age-restricted to persons 55 years of age or older;*
- *There shall be no access from this development, including the park area and high school site to Weller Road;*
- *The eastern boundary of the project would be limited to the western boundary of the power line parcel;*
- *Approval is based on the finding that the request as amended meets the Approval Criteria as set forth in the Zoning Ordinance § 1-19-3.110.4 and adequately addresses the Planned Development District Approval Criteria as set forth in § 1-19-10.500.3; and*
- *Direct staff to prepare an ordinance to bring back to the Board at a later date.*

A Substitute motion was offered to reschedule the hearing within a 14-day period to take additional public comments, but it received no second.

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young						
Smith						
Shreve						
Gray	X					
Delauter						

Original motion passed 4-0-1.

COMMISSIONERS	MOTION	SECOND	YES	NO	ABSTAIN	NOT PRESENT
Young	X		X			
Smith		X	X			
Shreve			X			
Gray					X	
Delauter			X			

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ADJOURN

The meeting adjourned at 9:05 p.m.

Patti Morrow
Recording Secretary