

PUBLIC MEETING MINUTES FOR THURSDAY, APRIL 10, 2014

Commissioner Blaine R. Young, *President*, called to order a public meeting of the Board of County Commissioners (“Board”) of Frederick County, Maryland, for Thursday, April 10, 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 was Ms. Patti Morrow, Recording Secretary.

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

PUBLIC HEARING

To Consider the Monrovia Town Center Planned Unit Development (PUD) Development Rights and Responsibilities Agreement (DRRA – 12-06) in Accordance with Chapter 1-25 of the Frederick County Code and to Consider a Combined Adequate Public Facilities Ordinance (APFO) Letter of Understanding (LOU) as Part of the DRRA Approval Process – Jim Gugel, Community Development Division and Kathy Mitchell, Office of the County Attorney

Commissioner Young swore in all who would give testimony.

A public hearing was held, as duly advertised, on DRRA #12-06 and the APFO Letter of Understanding.

Mr. Gugel presented the staff report noting the issues the Board would be addressing: the final draft of the DRRA and the Board’s determination of adequacy under the APFO and the approval of the LOU. The final draft of the DRRA had been revised based on revisions to the Monrovia Town Center PUD concept plan voted on by the Board on January 16, 2014. The LOU outlines the applicants’ mitigation plan, approved by staff, to address the failures of schools, water and sewer and roads, and it sets forth fair share contributions to the existing escrow accounts. Mr. Ron Burns, Community Development Division, summarized the APFO LOU and commented on traffic issues. Mr. Kevin Demosky, Utilities and Solid Waste Management Division, was present for questioning regarding water and sewer issues.

The following citizens cross-examined the staff:

- Amy Reyes
- Anya Crane
- Ed Morgan
- Patrick Schemp
- Mary Brandenburg
- Tom Kelly
- Stephens Dempsey
- Steve McKay
- Bill Atwell
- Ed Rozell
- Stan Mordensky
- Meaghan Holahan

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(The Board took at break at 7:30 p.m. and returned at 7:50 p.m.)

- Brenda Mussleman
- Matt Seubert
- Elmo Lewis
- Teddy Kroll
- Kim Dorri
- Lisa Jarosinski
- Kim Mellon
- Rolan Clark
- Kathy Snyder
- Don Honchalk
- Chuck Hohns
- Brian Snyder
- Kristin Crotty
- Michelle Rosenfeld, , Esquire, The Law Offices of Michelle M. Rosenfeld, LLC, representing several clients
- Noel Manalo, Esquire, Miles and Stockbridge, representing the applicants

A presentation on DRRA #12-06 and the APFO LOU was held. Representing the applicants were: Mr. Noel Manalo, Esquire, Miles and Stockbridge, P.C.; Mr. Dave Ager, Townscape Design, LLC; and Mr. Joseph Caloggero, The Traffic Group; and Mr. Ryan Rangle, McCrone, Inc.

The following citizens cross-examined the applicants' representatives (Mr. Noel Manalo, Esquire, Miles and Stockbridge, P.C.; Mr. Dave Ager, Townscape Design, LLC; Mr. Joseph Caloggero, The Traffic Group; and Mr. Ryan Rangle, McCrone, Inc.)

- Elmo Lewis
- Matt Seubert
- Stan Mordensky
- Stephens Demsey
- Steve McKay
- Tom Kelly
- Ed Morgan
- Chris Dillard

Commissioner Young noted the public hearing would be continued to the week of April 21, 2014; a press release would be sent out notifying the public of the date and time.

ADJOURN

The meeting adjourned at 11:00 p.m.

Patti Morrow
Recording Secretary