



FREDERICK COUNTY PLANNING COMMISSION  
WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## AGENDA

### Wednesday May 14, 2014

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APPROVED: \_\_\_\_\_

PAGE 1 OF 3

#### NOTICES AND REMINDERS

The County's lobbying ordinance (Section 1-7.1-8 of the code) requires the registration of individuals and entities that qualify as lobbyists. If you will be testifying before the Planning Commission, the ordinance may require that you register as a lobbyist. If you have a question as to the applicability of this ordinance, please contact the County Attorney's Office at (301) 600-1030.

Please turn off all cell phones, pagers, and other electronic devices during planning commission meetings. If you must attend to business or engage in a private conversation, please exit the hearing room so as not to disrupt any presentation or speakers.

Agenda items will be reviewed in succession. It is the responsibility of the applicant and other persons of record to be prepared to discuss their agenda item during the respective session.

The Commission will break for lunch at approximately 12:30 pm if the meeting is expected to continue into the afternoon.

#### Providing Public Testimony

- Any individual who wishes to testify on an agenda item is required to be sworn in at the beginning of each agenda item.
- Individuals are allotted three (3) minutes and recognized organizations ten (10) minutes for each agenda item.
- If you are also submitting written material please provide ten (10) copies for the Commission and staff.

#### Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Be prepared to speak in the time allotted, typically fifteen (15) minutes with a five (5) minute rebuttal following any public comments.
- If you are submitting written material please provide ten (10) copies for the Commission and staff.

Individuals requiring special accommodations for this meeting are requested to contact the County Manager's Office at 301-600-1100 (tty: use Maryland relay) to make the necessary arrangements no later than seven (7) working days prior to the meeting.

Any correspondence to the Planning Commission can be sent to: [planningandzoning@frederickcountymd.gov](mailto:planningandzoning@frederickcountymd.gov)

#### TENTATIVE UPCOMING MEETINGS

##### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – May 21, 2014 @ 7:00 pm

##### Contact

*Planning and Development Review  
@ 301-600-1138*

*For re-zonings, Ag-preservation, workshops,  
public hearing agendas, preliminary/final  
plats, Preliminary and Site plan items*



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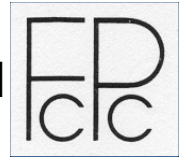
PAGE 2 OF 3

ITEM	TIME	ACTION REQUESTED
	<b><u>9:30 A.M.</u></b>	
1. <b><u>NO MINUTES TO APPROVE</u></b>		<b>INFORMATIONAL</b>
2. <b><u>PLANNING COMMISSION COMMENTS</u></b>		<b>INFORMATIONAL</b>
3. <b><u>AGENCY COMMENTS/AGENDA BRIEFING</u></b>		<b>INFORMATIONAL</b>
4. <b><u>CONSENT AGENDA</u></b>		<b>DECISION</b>
a) <b><u>MIDDLETOWN VALLEY ESTATES, Lots 6A and 6B</u></b> - The applicant is requesting combined preliminary /final plat approval to resubdivide Lot 6 into two lots, a modification of 1-16-219(C)(2) to allow a panhandle lot in a major subdivision, and a modification of 1-16-12 (B)(3)(b) to allow a major subdivision on a road that has less than a 20 foot wide paved travelway. Located on Bennies Hill Road, 670 feet southeast of MD 17. Tax Map 74 / Parcel 209. Zoned: Agricultural / Rural (AG). Planning Region: Brunswick File:S578, Plan #14255, FRO #14256 <i>Mike Wilkins, Principal Planner</i>		
b) <b><u>Tilted Kilt LOU</u></b> – The applicant is requesting APFO approval concurrent with the processing of a staff level Type II site development plan review for re-development and marginal expansion of a vacant restaurant site at the southern quadrant of MD 355 and Lowes Lane. File: SP-96-28, APFO #14454 <i>Ron Burns, Engineering Supervisor-Traffic &amp; Transportation</i>		
5. <b><u>CONCEPT SITE DEVELOPMENT PLAN</u></b>		<b>DECISION</b>
a) <b><u>LIBERTYTOWN GARDEN CONDOMINIUMS</u></b> - The applicant is requesting concept site development plan approval for a proposed mixed use structure to include 14 residential units and 3,056 s.f. of commercial / retail space on a 0.89-acre property. Located on the north side of Main Street (MD 26) at the western terminus of North Street in Libertytown. Tax Map 51 / Parcel 123. Zoned: Mixed Use (MX). Planning Region: Walkersville File:SP-13-18, Plan #14147, FRO #14148 <i>Denis Superczynski, Principal Planner</i>		



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PAGE 3 OF 3

#### 6. PRELIMINARY PLAN

#### DECISION

- a) RAMSBURG PROPERTY-The applicant is requesting preliminary subdivision plan and adequate public facilities approval for 57 single family lots, on a 123.82-acre site. Located along Roderick Road, south of MD 80, north of Sharon Drive. Tax Map 96 / Parcel 69. Zoned: Residential (R1).  
Planning Region: Urbana  
File:S-933, Plan #13629, APFO #13630, FRO #13631  
*Tolson DeSa, Principal Planner II*

#### 7. SPRING 2014 CYCLE , WATER AND SEWERAGE PLAN AMENDMENTS

#### FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

- a) WS-14-01: Yankee Land Trust  
Tax Map 56, Parcels 207, 296, 390, 439. Account # 02-589677, 02-589682, 02-589680, 02-589681 & 02-589678, Tax Map 57, Parcel 16. Account # 02-589679. Yellow Springs Road at Walter Martz Road/Indian Springs Road within the City of Frederick.  
Requesting reclassification of 299.7 acres from W-5, S-5 to W-3, S-3.
- b) WS-14-02: Division of Community Development on behalf of Nicholas and Emilie Gessler  
Tax Map 78, Parcel 528, parcel "F." Account # 09-273654.  
South side of Baltimore Road, 350 feet west of Bells Lane.  
Requesting reclassification of 0.90 acres from S-5 to S-3
- c) WS-14-03: MS Gladhill Farm, LLC  
Tax Map 78, Parcel 742, Lots 1, 2, 3, 4. Account(s) # 09-317546, 09-317554, 09-317562, 09-317570. North side of Reichs Ford Road at Pinecliff Park Road  
Requesting reclassification of 147 acres from PS to W-4, S-4 plus the depiction of a sewage pump station symbol on the Sewer Map.
- d) WS-14-04: Michael and Lorriane Staley  
Tax Map 49, Parcel 50. Account # 26-505348. West side of Glade Road at Winterbrooke Drive in the Town of Walkersville.  
Requesting reclassification of 4 acres out of 78 acres from W-5, S-5 to W-3, S-3.  
*Tim Goodfellow, Principal Planner*