



FREDERICK COUNTY PLANNING COMMISSION
WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday February 18, 2015

APPROVED: _____

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NOTICES AND REMINDERS

The County's lobbying ordinance (Chapter 1-7.2 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 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 the meeting.

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.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Applicants

- All applicants and their representatives who testify are required to be sworn in at the beginning of each agenda item.
- Applicant presentations are allotted, typically fifteen (15) minutes with five (5) minute rebuttal following any public comments.
- Written comments must be submitted at least 72 hours in advance of the scheduled meeting to be considered by the Planning Commission.

Individuals requiring special accommodations for this meeting are requested to contact the County Executive'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

Upcoming Planning Commission Meetings

(1st Floor Hearing Room, Winchester Hall)
Wednesday – March 11 @ 9:30 am

For more information contact

Dept. of Planning and Development Review
Phone: 301-600-1138
www.FrederickCountyMD.gov/planning



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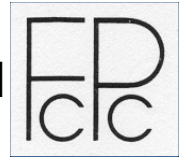
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ITEM	TIME	ACTION REQUESTED
	<u>9:30 A.M.</u>	
1. <u>MINUTES TO APPROVE</u>		DECISION
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS / AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>ANNUAL TRANSPORTATION PRIORITIES REVIEW</u>		RECOMMENDATION
a) <u>TRANSPORTATION PRIORITIES REVIEW</u> - Includes the identification of State secondary and primary highway priorities and also addresses local and regional transit service and bicycle/pedestrian facilities. The final priorities listing from the County Executive and the State Delegation will be forwarded to the Maryland Department of Transportation. <i>Ron Burns, Engineering Supervisor</i>		
5. <u>AGRICULTURAL LAND PRESERVATION</u>		FINDING OF CONSISTENCY
a) <u>FREDERICK COUNTY INSTALLMENT PURCHASE PROGRAM (IPP)</u> – FY15 IPP Easement Applications – Review of applications with a request for finding of consistency with the Frederick County Comprehensive Plan. <i>Anne Bradley, Land Preservation Program Administrator</i>		
6. <u>RESIDENTIAL CLUSTER CONCEPT PLAN</u>		DECISION
a) <u>BOWERS RESIDENTIAL CLUSTER</u> - The applicant is requesting Concept Plan approval for 26 single-family residential lots on a 12.3 acre site. Tax Map 78, Parcel 528. Zoned: R-3 Residential. Planning Region: New Market. File: S-1132, Plan #14812, FRO #14815 <i>Tim Goodfellow, Principal Planner</i>		
7. <u>COMBINED PRELIMINARY / FINAL PLAT</u>		DECISION
a) <u>HARMONY HOLLOW-LOT 301</u> - Applicant is requesting Combined Preliminary / Final Plat approval for major subdivision approval to subdivide Parcel 61 into one new lot and a remainder. Tax Map 46/55, Parcel 63. Zoned: Agricultural and Resource Conservation; Planning Region: Middletown. File: S-1109, Plan#13910, APFO #N/A, FRO #13912 <i>Mike Wilkins, Principal Planner</i>		



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8. SITE PLAN

DECISION

- a) [SAINT PAUL LUTHERAN CHURCH \(JEFFERSON\)](#) - The Applicant is requesting Site Development Plan approval for a 2,764 s.f., 2-story addition to the existing church structure and a 4,900 s.f. single-story addition to the existing parish house to create a new social hall of 5,880 s.f.. Located on the north side of Jefferson Pike (MD 180) approximately 1,000 feet east of Old Middletown Road in Jefferson.
Tax Map 87A, Parcel 157. Zoned: Village Center (VC); Planning Region: Brunswick
File: SP 14-01, Plan# 14998, APFO # 14999, FRO # 15000, SWM# 15127
Denis Superczynski, Principal Planner
- b) [HARLEY ROAD](#) - The Applicant is requesting Site Development Plan approval for Farm Winery Tasting Room. Located on Harley Road, south of Bennies Hill Road.
Tax Map 74, Parcel 243. Zoned: Agricultural (A); Planning Region: Brunswick
File: SP 14-06, Plan# 14579, APFO #14580, FRO #14581
Tolson DeSa, Principal Planner
- c) [CW WRIGHT](#) - Applicant is requesting Site Development Plan approval for a 672 square foot Contractor's Office and Storage Yard, on a 2.47-acre site. Tax Map 105, Parcel 31. Zoned: LI (Limited Industrial); Planning Region: Urbana
SP 02-29, AP 14959, APFO 14960, FRO 14961
Tolson DeSa, Principal Planner

9. MODERATELY PRICED DWELLING UNIT ORDINANCE

INFORMATIONAL

Jenny Short of the County Department of Housing and Community Development will provide an update on the fee in lieu program under the [Moderately Priced Dwelling Unit \(MPDU\)](#) ordinance. Ron Cramer from Habitat for Humanity may also be providing information.
Jim Gugel, Planning Director