



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA Wednesday April 8, 2015

Revised-4/2/2015

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

PAGE 1 OF 2

### 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](mailto:planningandzoning@frederickcountymd.gov)

#### Upcoming Planning Commission Meetings

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)  
Wednesday – May 13@9:30 am

#### For more information contact

Dept. of Planning and Development Review  
Phone: 301-600-1138  
[www.FrederickCountyMD.gov/planning](http://www.FrederickCountyMD.gov/planning)



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

Wednesday April 8, 2015

Revised-4/2/2015

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

PAGE 2 OF 2

ITEM

TIME

ACTION REQUESTED

9:30 A.M.

1. **MINUTES TO APPROVE** **DECISION**
2. **PLANNING COMMISSION COMMENTS** **INFORMATIONAL**
3. **AGENCY COMMENTS / AGENDA BRIEFING** **INFORMATIONAL**
4. **CONCEPT SITE PLAN** **DECISION**
  - a) VILLAGE COMMONS-CASABELLA - The applicant is requesting Concept Site Development Plan approval for a Village Center mixed use development of three structures to include 8,550 s.f. of office and retail uses and one residential apartment located on a one-acre site.  
Tax Map 96, Parcel 98, Zoned: VC Village Center, Planning Region: Urbana  
File: #SP 06-04, AP#15003, FRO #15023  
*Denis Superczynski, Principal Planner*
5. **SITE PLAN** **DECISION**
  - a) VILLAS at MANCHESTER - The Applicant is requesting Site Development Plan Approval for a multi-family group land use consisting of 78 dwelling units within 13 buildings and 1 existing single family detached dwelling to remain on a 9.52 acre site.  
Tax Map: 77, Parcel: 30, Zoned: R-16, Planning Region: Frederick, File: AP#14854 APFO #14878 FRO#14855  
*John Dimitriou, Principal Planner*
  - b) WESTVIEW SOUTH, LOTS 107-108 - The Applicant is requesting Site Plan approval for 20,750 square foot shopping center, on a 2.66-acre site.  
Tax Map 86, Parcel 269. Zoned: MXD Mixed Use Development Planning Region: Adamstown  
File#: SP 98-36/AP 15099, APFO # 15100, FRO# 15101  
*Tolson DeSa, Principal Planner*
6. **2014 ANNUAL REPORT** **APPROVAL**

Staff will be presenting the [2014 Annual Report](#), which highlights planning and development activity and also addresses the state's smart growth goals, measures, and indicators.  
*Jim Gugel, Planning Director*