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## FREDERICK COUNTY PLANNING COMMISSION

### October 12, 2016

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**TITLE:** Glen Ellen Farm

**FILE NUMBER:** SP-14-17

**REQUEST:** FCPC consideration of public comment that was not distributed to, or reviewed by the Planning Commission in its consideration of the application at its September 14, 2016 meeting.

**PROJECT INFORMATION:**

**LOCATION:** 4940 Mussetter Road; Located on west side of Mussetter Road, and east of Ijamsville Road; north of the village of Ijamsville

**TAX MAP/PARCEL:** Tax Map 88, Parcel 186

**ZONE:** Agricultural (A)

**COMP. PLAN/LAND USE:** Agricultural (A)

**REGION:** New Market

**WATER/SEWER:** NPS

**APPLICANT/REPRESENTATIVES:** (as applicable)

**APPLICANT:** Debra Dewitt Brunink

**OWNER:** Debra Dewitt Brunink

**ENGINEER:** B&R Design Group

**ARCHITECT:** N/A

**ATTORNEY:** N/A

**STAFF:** Denis Superczynski

**RECOMMENDATION:** Review and Consideration

**Exhibits:**

Exhibit 1: Public Comment Email

## Superczynski, Denis

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**From:** ekmaxx@comcast.net  
**Sent:** Thursday, September 08, 2016 7:49 PM  
**To:** Superczynski, Denis  
**Cc:** Terry, Craig; Smith, Larry; Chmelik, Tony  
**Subject:** Glen Ellen Wedding Venue Hearing  
**Attachments:** 9-14-16 Debbie Hearing Letter.doc

Hi Denis,

Since I'm not able to appear in person for this hearing, I wanted to send a letter just to reiterate how this "event facility" continues to impact me and my neighbors. I'm very concerned about the temporary permits will no longer be required if this makes that decision. I'm asking you and all involved to please take into consideration the impact that this has on me. The only solution, other than no longer having this venue in operation, is to have a solid structure built, something that will contain the noise. I don't see that happening for a long, long time. Can you imagine if I wanted to needed to sell my home--no one would want to live across the street from this!!! As I said in my letter, this needs to be located on a much, much larger piece of property, something that isn't located in a residential neighborhood. I can't understand how this ever got approved in the first place given the location.

I truly hope you will take what I've said in my attached letter into consideration before making a final decision.

Ellen Krakau

September 8, 2016

To: The Planning Commission of Frederick County

From: Ellen Krakau, 4925 Mussetter Road, Ijamsville, MD 21754

Re: Site Plan Approval for Glen Ellen Wedding Venue  
(Debra Dewitt Brunink)

Since I am unable to attend the hearing for the site approval of the above wedding venue, I am submitting my comments and concerns to you in writing for your consideration.

I am greatly concerned about the fact that you are considering no longer requiring Ms. Brunink to apply for temporary permits to operate her wedding venue. My biggest concern is that this is going to turn into a 3-ring circus since for the most part Ms. Brunink will not have to answer to anyone other than herself when it comes to making any and all decisions about the events she schedules.

As I have explained to you in the past, my home is located directly across the road from Ms. Brunink's property. I am greatly impacted by the noise created by events held on her property. I can sit in my house and hear word for word what the DJ says, not to mention the constant thumping of the bass when music is played. I have placed many calls to the Sheriff's office to complain about the noise. An officer comes out to Ms. Brunink's property and the music gets turned down; however, by the time the officer leaves, the music gets turned right back up. It is not fair that I have to be impacted by this to the extent that I can't relax and enjoy the peace and quiet of my own home. Needless to say, this type of operation does not belong in a residential neighborhood in the first place. Most operations of this type are located outside of neighborhoods and on much larger parcels than with Ms. Brunink has.

As for you requiring most trees, etc., to block the parking area, those trees would have to be awfully big in order to block my view of the parking area, which is basically right in front of my home. When these events are ending—anywhere from 9:30pm to midnight—yes, there are some stragglers that like to continue the party in the parking area. I am awakened by yelling, very loud talking, bright car lights, cars revving their engines and squealing tires as they leave, horn blowing. It makes it impossible to sleep with this going on. Three weekends ago there were several people out near the road, in front of some shrubbery, talking loudly, drinking something and getting quite friendly with each other—think indecent exposure here. There is no crown control during these events, it appears the people are free to do whatever.

Other than commercial establishments, this is the only property on Mussetter Road, the part of Mussetter Road located between Route 144 and the train tracks, that causes any

kind of disruption to our neighborhood, which was peaceful and tranquil before the wedding venue came to be. Ms. Brunink likes to point out the commercial horse facility, which is right beside my house—well, that has been out of business for quite a while, so that doesn't even enter into the equation here. Mussetter Road is heavily traveled, and when these events are going on people are constantly slowing down because of all the cars parked in the field, they want to see what's going on. We've had quite a few close calls with cars getting rear ended because they are gawking at the "parking lot."

If you decide to no longer require the temporary permits and give Ms. Brunink free rein, so to speak, I would strongly urge you to require that she rebuild a solid building, something that can be made soundproof. As long as she continues to use a tent there will be no peace in our neighborhood. It is most unfair that one person is allowed to disrupt the lives of so many people.

I can assure you if the roles were reversed and I was running a wedding venue, and Ms. Brunink was being forced to put up with the loud music, loud people, all the carrying on in the parking lot right in front of her house—I can guarantee you 100% she would be screaming long and loud to the county.

I am asking you to please, please carefully consider what you are about to do by granting free rein to this establishment. Put yourself in my position, how would you like to live directly across the street from something like this? How would you like to go to bed and try to get to sleep with your windows vibrating from the thumping music. There is absolutely no reason that music has to be played at that volume. There have also been occasions that I've had to pick up trash from my yard after these events. I've even had people turning in my driveway because they missed the turn to Ms. Brunink's place. I should not have to put up with this, nor should my neighbors.

Please do the right thing and keep what little control you have over this unfortunate situation. Keep the temporary permits in place.

Sincerely,

Ellen F. Krakau  
4925 Mussetter Road  
Ijamsville, MD 21754