

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

January 11, 2017

Members Present: Bill Hopwood, Chair; Anthony Bruscia, Vice-Chair; Bob White, Secretary; William Hall; Sharon Suarez; Carole Sepe; Samuel Tressler

Staff Present: Jim Gugel, Planning Director; Shawna Lemonds, Development Review Director; Tolson DeSa, Principal Planner; Tim Goodfellow, Principal Planner; and Pattie Wolfgang, Administrative Specialist

*The meeting was called to order at 9:35 a.m.*

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

December 7, 2016 – Mr. Bruscia moved to approve the minutes as written. Mr. White 2<sup>nd</sup>.

VOTE	7-0-0-0
FOR:	7 – Bruscia, White, Hall, Hopwood, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

December 12, 2016 – Mr. Tressler moved to approve the minutes as written. Mr. Bruscia 2<sup>nd</sup>.

VOTE	7-0-0-0
FOR:	7 – Tressler, Bruscia, Hall, Hopwood, White, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**3. PLANNING COMMISSION COMMENTS**

Mr. Hopwood brought up that one of the topics from the Commission's "tickler" list of items of interest for discussion has not been scheduled; that being the subject of drafting a memo/letter to the County Executive, indicating the Planning Commission's desire to be involved in the Moderately Priced Dwelling Units (MPDU) ordinance re-write process. There was much discussion, pointing out that it is not the Planning Commission's role to craft or apply MPDU law, however, as a group it can communicate its experience with the MPDU issue.

Mr. Gugel commented that at the next meeting January 18<sup>th</sup>, Milton Bailey, Director of Housing will be giving a summary/general scope of the recently completed housing study and will respond to questions and comments that the Commission may have including affordable housing in the county and the MPDU issue. Mr. Gugel added that the Affordable Housing Council may have a role in responding to recommendations of the study on the MPDU. He will email the commissioners the Executive Summary and the full Housing Study to examine and suggested providing comments and recommendations to forward to the Affordable Housing Council and the County Executive.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on the January 18<sup>th</sup> meeting. He noted that the Livable Frederick workshop portion of the agenda will be held beginning at 9:00 am in the basement meeting room at 30 North Market and reconvene in the 1<sup>st</sup> floor hearing room at Winchester Hall at 1:00 pm after a lunch break. The next regular meeting will then be February 8<sup>th</sup>. He added that a rezoning application has been submitted and may be scheduled for an evening meeting in March.

**5. COMBINED PRELIMINARY / FINAL PLAT**

a) *Harding Farm Lot 2D* - The Applicant requested major subdivision approval to subdivide the existing 1.50-acre Lot 2D into two (2) new lots. Located at 5617 Spectrum Drive; north of Holiday Drive, between Spectrum Drive and MD 355.

Tax Map 77, Parcel 187, Lot 2D, Zoned: General Commercial (GC), Planning Region: Frederick  
S-538 (AP#16795)

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates, Inc.; Jeff Cossel, Visconsi Companies, Applicant

**Public Comment:**

None

**Decision:** Mr. Hall made a motion to approve the Combined Preliminary / Final Plat, including APFO approval, with conditions as listed in the staff report. Mr. White 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-1-0-0</u>
FOR:	6 – Hall, White, Hopwood, Bruscia, Suarez, Tressler
AGAINST:	1 - Sepe
ABSTAIN:	0
ABSENT:	0

**6. SITE PLAN**

a) *Harding Farm Retail Store – Jared's Jewelry Store* - The Applicant requested Site Development Plan approval for a 4,245 square foot retail store with associated parking, on a .916-acre site. Located at 5617 Spectrum Drive; north of Holiday Drive between Spectrum Drive and MD 355.

Tax Map 77, Parcel 187, Lot 2Da, Zoned: General Commercial (GC), Planning Region: Frederick  
SP-97-01 (AP#16792)

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates, Inc.; Jeff Cossel, Visconsi Companies, Applicant

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report as amended: Mr. White 2<sup>nd</sup>.

- Condition #7- modify terminology to add “..except as noted by condition #13”
- Condition #11- modify to add “Planning Commission approves elimination of the loading space requirement..”

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Tressler, White, Hall, Hopwood, Bruscia, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b) *Harding Farm Fast Food Restaurant Lot 2DB* - The Applicant requested Site Plan approval for a 1,850 square foot fast food restaurant with associated parking, on a .584-acre site. Located at 5617 Spectrum Drive, north of Holiday Drive between Spectrum Drive and MD 355.  
 Tax Map 77, Parcel 187, Lot 2Db, Zoned: General Commercial (GC), Planning Region: Frederick  
 SP-97-01 (AP#16789)

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Applicant Presentation:**

Chris Smariga, Harris, Smariga & Associates, Inc.; Jeff Cossel, Visconsi Companies, Applicant

**Public Comment:**

None

**Decision:** Mr. White made a motion to approve the Site Plan with conditions and modifications as listed in the staff report as amended: Mr. Hall 2<sup>nd</sup>.  
 Mr. Hall 2<sup>nd</sup>.

- Condition #8 - modified “except as noted in condition #14”
- Condition #11- modified to provide 23 parking spaces instead of 24
- Added Condition #15 - Applicant shall remove the last angled parking space on the south side of the proposed building and work with Staff to evaluate the safety of the backing movement for the 1<sup>st</sup> parking space in the parking bay to the south of the parking space to be removed

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – White, Hall, Hopwood, Bruscia, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**7. PRELIMINARY PLAN**

a) *Arcadia Business Park (Formerly Russell)* - The Applicant is requesting Preliminary Subdivision approval to resubdivide 61.50-acres into 6 lots. Located on Buckeystown Pike north of English Muffin Way.

Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown S-1140 (AP#16796)

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Applicant Presentation:**

Matt Holbrook, St. John Properties, Applicant; Fran Zeller, Harris, Smariga & Associates, Inc.; David Severn, Esq.

**Public Comment:**

None

**Decision:** Mr. Bruscia made a motion to approve the Preliminary Plan with conditions as listed in the staff report. Mr. White 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Bruscia, White, Hall, Hopwood, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**8. SITE PLAN**

a) *Arcadia Business Park Lot 5* – The Applicant is requesting Planned Commercial / Industrial Site Development Plan approval for the construction of a 112,000 square foot business office and wholesale warehousing building shown as building "C" on a 17.43-acre site. Located on Buckeystown Pike north of English Muffin Way.

Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown SP-04-11 (AP#16799)

**Staff Presentation:**

*Tolson DeSa, Principal Planner*

**Applicant Presentation:**

Matt Holbrook, St. John Properties, Applicant; Fran Zeller, Harris, Smariga & Associates, Inc.; David Severn, Esq.

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to approve the Planned Commercial / Industrial Site Plan with conditions and modifications as listed in the staff report as amended: Mr. White 2<sup>nd</sup>.

- Add Condition #6 – Applicant and Staff shall work to provide additional landscape screening along the property boundaries adjacent to the Historic Arcadia Mansion Farmstead
- Add Condition #7 – Applicant proffers that at this time, it has no plans to demolish or modify the outbuildings located on Lot 5 that were formerly associated with Arcadia Mansion

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Tressler, White, Hall, Hopwood, Bruscia, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b) *Arcadia Business Park Lot 6* - The Applicant is requesting Planned Commercial / Industrial Site Development Plan approval for the construction of a 112,000 square foot business office and wholesale warehousing building shown as building "C" on a 17.43-acre site. Located on Buckeystown Pike north of English Muffin Way.  
 Tax Map 86, Parcel 175, Zoned: Limited Industrial (LI), Planning Region: Adamstown SP-04-11 (AP#16799)

**Staff Presentation:**  
*Tolson DeSa, Principal Planner*

**Applicant Presentation:**  
 Matt Holbrook, St. John Properties, Applicant; Fran Zeller, Harris, Smariga & Associates, Inc.; David Severn, Esq.

**Public Comment:**  
 None

**Decision:** Mr. Bruscia made a motion to approve the Planned Commercial / Industrial Development Site Plan with conditions and modifications as listed in the staff report. Mr. White 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Bruscia, White, Hall, Hopwood, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**9. FALL 2016 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS**

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

**Staff Presentation:**  
*Tim Goodfellow, Principal Planner*

**WS-16-07 Grimes Properties IV, LLC/Jason Long (Long Electric)**  
 South side of Baltimore Road, west of Mains Lane.  
 Requesting reclassification of 0.54 acres from S-5/Dev. to S-3/Dev.

**Decision:** Mr. White made a motion to find the amendment Consistent with the County Comprehensive Plan. Ms. Suarez 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – White, Suarez, Hall, Hopwood, Bruscia, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**WS-16-08: MS Gladhill Farm, LLC (Tallyn Ridge Swimming Pool)**

West side of Pine Bluff Road, northeast of Pinecliff Park Road

Requesting reclassification of 8.8 acres from No Planned Service (NPS) to W-3/Dev., S-3/Dev.

**Decision:** Mr. Hall made a motion to find the amendment Consistent with the County Comprehensive Plan. Mr. Tressler 2<sup>nd</sup>.

<u>VOTE</u>	<u>5-1-1-0</u>
FOR:	5 – Hall, Tressler, Hopwood, Bruscia, Suarez
AGAINST:	1 – White
ABSTAIN:	0
ABSENT/RECUSED:	1 - Sepe

**WS-16-09: WVS Renn Farm, LLC/Matan Companies**

West side of Monocacy Boulevard, southeast side of East Church Street Extended within the City of Frederick.

Requesting reclassification of 189.7 acres from W-5/Dev., S-5/Dev., to W-3/Dev., S-3/Dev.

**Decision:** Mr. White made a motion to find the amendment Consistent with the City of Frederick Comprehensive Plan. Mr. Tressler 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – White, Tressler, Hall, Hopwood, Bruscia, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**S-16-10: J&R Limited Partnership**

South side of Gas House Pike at the Monocacy River within the City of Frederick

Requesting reclassification of 7.4 acres from W-4/Dev., S-4 to W-3/Dev., S-3/Dev., S-3/Dev.

**Decision:** Mr. Tressler made a motion to find the amendment Consistent with the City of Frederick Comprehensive Plan. Mr. Hall 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Tressler, Hall, Hopwood, Bruscia, White, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**WS-16-11: Oakdale Investments, LLC/Carolyn & Jack Anderson**

South side of Gas House Pike in the Linganore PUD (Hamptons West).

Requesting reclassification of 151.5 acres from W-4/Dev., S-4/Dev., to W-3/Dev., S-3/Dev.

**Decision:** Mr. White made a motion to find the amendment Consistent with the County Comprehensive Plan. Mr. Tressler 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – White, Tressler, Hall, Hopwood, Bruscia, Suarez, Sepe
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**WS-16-12: Faith Reformed Presbyterian Church**

South side of Yellow Springs Road, approx. 300 feet northwest of Christopher's Crossing.  
Requesting reclassification of 3.0 acres from No Planned Service (NPS) to W-5/Dev.

**Decision:** Mr. White made a motion to find the amendment Consistent with the County Comprehensive Plan. Mr. Hall 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – White, Hall, Hopwood, Bruscia, Suarez, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**WS-16-13: William & Lillian Blentlinger**

East side of Boyers Mill Road.  
Requesting reclassification of 279 acres from Planned Service (PS) to W-4/Dev., S-4/Dev.

**Decision:** Mr. Tressler made a motion to find the amendment Consistent with the County Comprehensive Plan. Mr. Hall 2<sup>nd</sup>.

<u>VOTE</u>	<u>6-1-0-0</u>
FOR:	7 – Tressler, Hall, Hopwood, Bruscia, Suarez, Sepe
AGAINST:	1 – White
ABSTAIN:	0
ABSENT:	0

**WS-16-14: Division of Planning & Permitting/Quynn & Moody Trust**

South side of Fish Hatchery Road in Lewistown.  
Reclassification of 12.5 acres from S-5/Dev. to S-4/Dev.

**Decision:** Mr. Bruscia made a motion to find the amendment Consistent with the County Comprehensive Plan. Ms. Suarez 2<sup>nd</sup>.

<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Bruscia, Suarez, Hall, Hopwood, White, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

**WS-16-15: Division of Planning & Permitting (Urbana Elementary School)**

South side of MD 355 in Urbana.  
Reclassification of 19.8 acres from W-5/Dev., to W-3/Dev.

**Decision:** Mr. White made a motion to find the amendment Consistent with the County Comprehensive Plan. Mr. Bruscia 2<sup>nd</sup>.

