

FREDERICK COUNTY PLANNING COMMISSION

Minutes of Meeting for

January 18, 2017

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

Staff Present: David Whitaker, Chief of Comprehensive Planning; John Dimitriou; Principal Planner; Denis Superczynski, Principal Planner; Dial Keju, Transportation Planner; Michael Paone, Contractual Principal Planner; Tim Goodfellow, Principal Planner; Anne Bradley, Land Preservation Program Administrator; Ethan Strickler, Land Preservation Planner; and Pattie Wolfgang, Administrative Assistant

The meeting was called to order at 9:08 am in the Basement Meeting Room at 30 N Market Street
(This morning segment only, was not televised)

1. PLANNING COMMISSION COMMENTS

Mr. Hopwood commented that it would be more beneficial if the Livable Frederick information being presented could be distributed to the Planning Commission members earlier to allow more time for review prior to the meeting.

2. AGENCY COMMENTS / AGENDA BRIEFING

None

3. LIVABLE FREDERICK WORK SESSION

David Whitaker, Chief of Comprehensive Planning

Mr. Whitaker noted that while only members of the Steering Committee were appointed, workgroups consisted of volunteers (with assistance from staff). In all workgroups was a member of the Steering Committee. Staff and workgroups were given a set of guidelines.

Staff members provided summaries of the specific workgroups within the Steering Committee that each was a part of: Transportation Infrastructure; Health Communities; Heritage and Historic Preservation and Cultural Arts; Energy Environment; Agricultural Economy and Land Preservation; Housing; and Economic Futures and Education

Kate Ange, Renaissance Planning, presented draft scenario options:

- *Scenario #1-Trend/Business as Usual* – keep policies as they are.
- *Scenario #2-City Center Rises* – City of Frederick is major urban/cultural center. Maximize growth potential to create an even stronger place for walkable urban living and working, while retaining our historic sense.
- *Scenario#3-Suburban Placemaking* – many residents love suburban living; keep them even stronger by reinvesting in them with infill development that creates more opportunities to walk, shop, work and recreate closer to home.
- *Scenario#4- Multimodal Places and Corridors* – county has existing rail service that connects to the greater Baltimore/Washington region. Let's leverage this asset and create more multimodal corridors to help catalyze the redevelopment of aging retail and office while also creating greater housing options and places where people have transportation choices in the southern part of the county.

The meeting reconvened (after break) at 1:05 pm in the 1st Floor Hearing Room at Winchester Hall.

4. AFFORDABLE HOUSING NEEDS ASSESSMENT STUDY

In the absence of Director of Housing, Milton Bailey, Mr. Gugel provided an overview of the Affordable Housing Needs Assessment Study and briefed the Commission on the Legislative process. The introduction (1st reading) of the legislation by the County Council could be early February. Any desire for comments from the Planning Commission should be made to the Council prior to the public hearing (2nd reading). The 3rd reading will be to consider an act to legislation. Electronic copies of the housing study can be found on the County website at www.frederickcountymd.gov/housing.

Much discussion followed on moderately priced housing. Comments were heard from Jason Wiley, Elm Street Development; who is also a Member on the Affordable Housing Council.

Mr. Gugel suggested that the Planning Commission draft a memo to the County Executive focused on the appropriate programs and moderately priced dwelling units.

5. MWCOG PRESENTATION

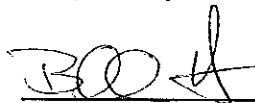
Staff from the Metropolitan Washington Council of Governments will presented an overview of economic trends and activity in the metropolitan area. Greg Goodwin, MWCOG (Senior Planner at the Council of Governments/Department of Planning of COG) Greg Goodwin, MWCOG (Senior Planner at the Council of Governments/Dept. of Planning presented employment and household projections in regional modeling; employment growth comparisons between national and regional level.

A website link to additional data was provided by Mr. Goodwin. Mr. Gugel will forward the link (mwkog.org) and today's PowerPoint presentation to the Commission members.

6. VISUAL DESIGN WORKSHOP

At the interest of the Planning Commission, Mr. Superczynski addressed some specific design options of dwelling units, identifying density and unit types and benefit as well as detrimental aspects of each.

Meeting adjourned at 4:28 p.m.
Respectfully Submitted,



Bill Hopwood, Chair

3-8-17
Date