

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
February 8, 2017

See video for further meeting details: <http://frederickcountymd.gov/5956/Video-Archives>

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, Kathy Mitchell, Assistant County Attorney; Denis Superczynski, Principal Planner, Charles Freeman, Traffic Engineer; David Whitaker, Chief of Comprehensive Planning; Michael Paone, Contractual Principal Planner; John Dimitriou, Principal Planner; and Pattie Wolfgang, Administrative Assistant

The meeting was called to order at 9:32 am

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

December 13, 2016 – Mr. Bruscia moved to approve said minutes. Mr. White 2<sup>nd</sup>.

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

December 14, 2016 – Mr. Bruscia moved to approve said minutes. 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

**3. PLANNING COMMISSION COMMENTS**

Ms. Suarez brought up a discussion item from the tickler list regarding parking standards; which was originally scheduled for today's meeting, but was not on the agenda. Ms. Lemonds responded that due to reduced staff available to work on the item, and to ensure a thorough presentation, the item will be scheduled within the next few months.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on upcoming meetings. There will be a public hearing on February 15<sup>th</sup> at 7:00 pm regarding a solar collection bill. Also, in addition to the regular meeting on March 8<sup>th</sup>, there will be another public hearing on the evening of March 15<sup>th</sup> to hear a rezoning request for Wedgewood West MXD.

**5. SITE PLAN**

a) *As You Like It Landscaping* – The Applicant is requesting site development plan approval for a Limited Landscape Contractor operation with a Caretaker Residence in the Agricultural District on a 2.10-acre parcel. Located at 4224 Ijamsville Road, on the west side of Ijamsville Road, at its intersection with Ball Road, ¾ mile south of Ijamsville.

Tax Map 87, Parcel 45, Zoned: Agricultural (A), Planning Region: Urbana  
SP 14-16 (AP#15085; APFO#15086; FRO#15087; SWM#15463)

**Staff Presentation:**

Denis Superczynski, Principal Planner

**Applicant Presentation:**

Andrew DiPasquale, Esq, on behalf of the Applicant, Jeffrey and Eunice Aronson; Lee Miller, Terra Solutions Engineering, LLC

**Public Comment:**

None

**Decision:**

Ms. Sepe made a motion to approve the Site Development Plan with conditions and modifications as listed in the staff report and as amended:

- To Conditions #5 and #7: add “And noted on the Site Plan”
- And add the following conditions:

#8: The Site Plan shall comply with wellhead protection regulations per Section 1-6-50 of the Frederick County Code and a note stating this fact shall be added to the Site Plan.

#9: The Applicant shall comply with all applicable County environmental regulations.

#10: The Applicant shall update the notes regarding impervious surface area to accurately reflect the current and proposed state of the site.

Ms. Suarez 2<sup>nd</sup>.

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

## 6. LIVABLE FREDERICK WORK SESSION

### **Staff Presentation:**

*David Whitaker, Chief of Comprehensive Planning*

*John Dimitriou, Principal Planner*

*Denis Superczynski, Principal Planner*

Also attending was Kate Ange of Renaissance Planning

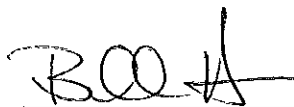
Mr. Whitaker spoke on how to identify the policy recommendations; to this point the Livable Frederick work groups have defined community vision, identified growth trends and drivers and developed different options. He added that Livable Frederick will be back in March before the Planning Commission with place types. Pipeline growth areas assumed to follow current policies in all scenarios.

Getting to a Preferred Scenario – Policy Recommendations were presented and discussed for:

- Housing
- Transportation
- Environment and Energy
- Economy
- Agriculture
- Placemaking
- History, Heritage and Culture
- Healthy Communities

This discussion covered the development of the staff draft and is being presented to the FcPc for its review and recommendation – the working draft will be presented to the Commission in March.

Meeting adjourned at 12:28 pm  
Respectfully Submitted,



Bill Hopwood, Chair

4-12-17

Date