

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
March 15, 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: Steve Horn, Division Director; Jim Gugel, Planning Director; Shawna Lemonds, Development Review Director; Kathy Mitchell, Assistant County Attorney

The meeting was called to order at 7:02 pm

1. **PLEDGE OF ALLEGIANCE**
2. **PLANNING COMMISSION COMMENTS**

None

3. **AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel noted that the Affordable Housing Council had changed its meeting date to the second Tuesday of each month. The next meeting will be held on April 11, 2017 at 2:30 pm at the Bernard Brown Community Center on North Market Street. He also announced that a Livable Frederick workshop is scheduled for Wednesday, March 29th in the 3rd Floor Meeting Room, from 9am to Noon. The next regular Planning Commission meeting will be on April 12th at 9:30 am.

4. **ZONING MAP AMENDMENT**

Wedgewood MXD #R-07-01(A) – to amend the Wedgewood West Mixed Use Development (MXD) Phase I Plan to rezone 2.8 acres from Limited Industrial (LI) to Mixed Use Development (MXD) and add to the Wedgewood West MXD for commercial use.

Staff Presentation:

Jim Gugel, Planning Director

Applicant Presentation:

Rand Weinberg, Esq., Miles and Stockbridge, representing the Applicant; Karl Morris, Matan Companies; Chris Smariga, Harris, Smariga and Associates

Public Comment:

Bruce Thomas

Decision:

Motion #1 - Mr. White made a motion to recommend Approval of the request to amend the Phase I Plan for Wedgewood West MXD to rezone 2.8 acres from Limited Industrial (LI) to Mixed Use Development (MXD) and to add to MXD for commercial use in accordance with the Three (3) staff findings in the staff report. Mr. Hall 2nd.

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

Motion #2 – Mr. White made a motion to recommend the following condition be added to the approval of the amendment of the Phase I Plan for the Wedgewood West MXD: that the Wedgewood MXD shall have a land use mix component of commercial (16%), employment (64%), and open space (20%). Mr. Hall 2nd.

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

5. TEXT AMENDMENT REVIEW

Bill 17-04 Limited Tasting Rooms – Wineries, Breweries and Distilleries – to amend the Frederick County Zoning Code Use Table {§1-19-5.310 (A)}, Permitted Uses {§1-19-8.431}, and Definitions {§1-19-11.100}, to allow Limited Winery, Brewery and Distillery Tasting Rooms in the Agriculture and Resource Conservation Zoning Districts.

Staff Presentation:

Steve Horn, Director, Planning and Permitting Division
 Katie Albaugh, Office of Economic Development

Public Comment:

None

Decision:

Motion #1 - Mr. Bruscia made a motion to recommend approval of the proposed Bill, amending the Frederick County Zoning Use Table {§1-19-5.310(A)}, Permitted Uses {§1-19-8.431}, and Definitions {§1-19-11.100}, thereby allowing for the placement of Limited Winery, Brewery and Distillery Tasting Rooms in the Agriculture and Resource Conservation Zoning Districts. Ms. Suarez 2nd.

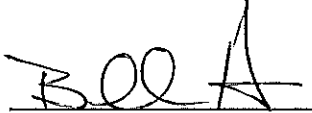
<u>VOTE</u>	<u>7-0-0-0</u>
FOR:	7 – Bruscia, Suarez, Hall, Hopwood, White, Sepe, Tressler
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Motion #2 - Ms. Sepe made a motion to recommend the following clarifications: Mr. White 2nd.

1. Clarify the ability to use an existing structure, not just accessory structures
2. Establish a time frame, i.e. 9am to 9pm for outdoor musical events being held
3. Clarify the customer service area

<u>VOTE</u>	<u>5-2-0-0</u>
FOR:	5 – Sepe, White, Hopwood, Bruscia, Suarez
AGAINST:	2 – Hall, Tressler
ABSTAIN:	0
ABSENT:	0

Meeting adjourned at 8:23 pm
Respectfully Submitted,

 Date 4-12-17
Bill Hopwood, Chair