

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
April 11, 2018

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

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

Staff Present: Jim Gugel, Director, Planning; Mike Wilkins, Director, Development Review; Michael Chomel, Senior Assistant County Attorney; Kathy Mitchell, Assistant County Attorney; Graham Hubbard, Principal Planner; Ron Burns, Transportation Engineering Manager; Anne Bradley, Agricultural Preservation Administrator; Charles Freeman, Transportation Engineer; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:30 a.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

March 5, 2018 - Mr. Tressler moved to approve the said minutes as written. Mr. Hicks 2nd.

VOTE	5-0-1-1
FOR:	5 – Tressler, Hicks, Bruscia, Hopwood, Suarez
AGAINST:	0
ABSTAIN:	1 - White
ABSENT:	1 - Sepe

3. PLANNING COMMISSION COMMENTS

None

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on upcoming meetings. A Livable Frederick work session is scheduled for April 18th, and if needed, April 25th; both scheduled to begin at 9:00 am through Noon. In addition to the regular May 9th meeting, it was also noted to tentatively schedule work sessions for the 3rd and 4th Wednesdays if needed.

5. COMBINED PRELIMINARY PLAN / SITE PLAN

a) Mayne Property – The Applicant is requesting Combined Preliminary/Site Plan approval for a 193-unit residential development, comprised of 148 Single-family detached dwellings and 45 Townhouses, on a 62.38 acre site. Located north of Liberty Road, between Daysville Road and MD 550. Tax Map 51, Parcel 19; Zoned: R-3 (Residential) and GC (General Commercial); Planning Region: Walkersville
S-1157 (A/P#17978, APFO#17969, FRO#17980)

Applicant Presentation:

Graham Hubbard, Principal Planner

Public Comment:

Shannon Kropkowski
Aaron Louks

Decision: Mr. White made a motion to approve the Combined Preliminary / Site Plan including Staff recommended conditions as revised, numbers 1 through 7, with revisions to number 4, 5 and 6 as stated. Mr. Tressler 2nd.

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

This item was added to the agenda, rescheduled from April 4, 2018

6. FUNCTIONAL MASTER PLAN

Frederick County Bikeways and Trails Plan – At the request of the County Council Leadership Team, staff requested concurrence from the entire Commission that the technical and administrative post approval modifications made by staff reflect the intended desires of the Commission.

Staff Presentation:

Ron Burns, Transportation Engineering Manager

Public Comment:

Tony Chmelik, County Council Member

Decision: Mr. White made a motion to recommend approval of the Bikeways and Trails Plan, Functional Master Plan, referring to the red-lined version as discussed today. Mr. Tressler 2nd.

Mr. Hicks asked Mr. Burns to label the section under action items, as an example of the Complete Streets instead of a draft.

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

7. ZONING TEXT AMENDMENT PUBLIC HEARINGS

At the request of Mr. Chmelik, this item was heard first out of sequence

c) Bill 18-10 Satellite Simulcast Betting Facility – To amend the Frederick County Code to define Satellite Simulcast Betting, and provide for permitted location of a Satellite Betting Facility in Frederick County.

Staff Presentation:

Tony Chmelik, County Council Member

Public Comment:

Rand Weinberg, Miles & Stockbridge

Decision:

Motion #1: Ms. Sepe made a motion to not recommend Bill 18-10 as currently written. Mr. White 2nd.

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

Motion #2: Ms. Sepe made a motion to recommend that Bill 18-10 be amended as follows:
Mr. White 2nd.

- Change the use from “P” to “PS” under the LI zone
- Add as “PS” under the GC and GI zones
- Leave the site plan process as defined in the Zoning Ordinance

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

a) Bill 18-02 Education Course for County Council – To require County Council Members to complete the education course within thirty (30) days of taking office, as defined in the Annotated Code of Maryland, Land Use Article § 1-206, Planning Commission and Board of Appeals Members.

Staff Presentation:

Michael Chomel, Senior Assistant County Attorney

Public Comment:

None

Decision:

Motion #1: Mr. Hicks made a motion to not recommend Bill 18-02 as written. Ms. Sepe 2nd.

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

Motion #2: Mr. Hicks made a motion that Bill 18-02 be amended as follows:
Mr. White 2nd.

- Change (A) from thirty (30) days to six (6) months
- Delete (B)

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

- b) Bill 18-04 Zoning Violation Reporting – To amend the Frederick County Code to require the Zoning Administrator provide the County governing body with monthly zoning code violation notices and other specific information.
Steve Horn, Director, Planning and Permitting Division

Staff Presentation:

Michael Chomel, Senior Assistant County Attorney

Public Comment:

None

Decision: Mr. White made a motion to not recommend Bill 18-04. Mr. Hicks 2nd.

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

At this time, Mr. Hopwood left the meeting.

8. AGRICULTURAL LAND PRESERVATION

- a) Frederick County Installment Purchase Program (IPP) – FY2018 – Review of Applications with a request for finding of consistency with the Frederick County Comprehensive Plan.

Staff Presentation:

Anne Bradley, Land Preservation Program Administrator

Public Comment:

None

Decision: Mr. Tressler made a motion find the Fiscal Year 2018 IPP applications #18-01 to #18-10 to be consistent with the County Comprehensive Plan, as listed in the staff report. Mr. Hicks 2nd.

<u>VOTE</u>	<u>5-1-0-1</u>
FOR:	6 – Tressler, Hicks, Bruscia, White, Suarez
AGAINST:	0
ABSTAIN:	1 - Sepe
ABSENT:	1 - Hopwood

9. MONOCACY NATIONAL BATTLEFIELD ROAD PLAN

This project is to review transportation conditions on roads around the Battlefield and to recommend safety and access improvements. A consultant presented draft findings in this informational presentation.

Staff Presentation:

Jim Gugel, Planning Director

Chris Stubbs, Superintendent, Monocacy National Battlefield

Kathy Falk, Transportation Planner, Kimley-Horn Consultants

Meeting adjourned at 2:53 pm
Respectfully Submitted,

 06/13/18

Anthony Bruscia, Chair Date