

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
May 9, 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; Kathy Mitchell, Assistant County Attorney; Jerry Muir, Principal Planner; Denis Superczynski, Principal Planner; Tim Goodfellow, Principal Planner; Charles Freeman, Transportation Engineer; John Dimitriou, Principal Planner; Mike Paone, Contractual Planner; 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 14, 2018 – Mr. Hopwood moved to approve said minutes as written. Mr. Tressler 2nd.

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

3. PLANNING COMMISSION COMMENTS

None

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel asked that any parking reimbursement requests be turned in before the end of 2017 fiscal year – by June 30. He briefed the Commission on upcoming meetings for June. He also noted that the Education Facilities Master Plan (EFMP) will be before the Commission in June instead of September, due to the State's schedule. The Maryland Agricultural Land Preservation Foundation (MALPF) applications will be on the June agenda. In addition to the Livable Frederick work session on today's agenda, the next separate work session is scheduled for May 23rd at 9:00 am.

5. PRELIMINARY PLAN

a) Woodbourne Manor – The Applicant requested Preliminary Plan approval for 197 single family lots on a 137.93-acre site (current approval expires June 12, 2018). Located northeast quadrant of MD 180 (Jefferson Pike) and MD 383 (Broad Run Road). Tax Map 84, Parcel 120; Zoned: Low Density Residential (R3) and Agricultural (A); Planning Region: Brunswick S-962 (A/P#18184)

Staff Presentation:

Jerry Muir, Principal Planner

Applicant Presentation:

Noel Manalo, Miles and Stockbridge, on behalf of the Applicant, Jefferson Valley, LLC; Jonathan Pembroke, Ausherman Properties

Public Comment:

None

Decision: Mr. White made a motion to approve the Preliminary Plan with conditions as listed in the staff report. 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, Ms. Suarez left the meeting.

6. PRELIMINARY SUBDIVISION PLAN / SITE PLANS

a) Westview South MXD – The Applicant requested Preliminary Plan approval to resubdivide two existing lots into four (4) lots, and Site Development Plan approval to construct office/warehouse buildings on Lots 201-203, on a 43.54-acre portion of the approved Westview South MXD project. Tax Map, 86; Parcel 269; Zoned: MXD; Planning Region: Frederick SP-98-36 (A/P#18266, 18144, 18269, 18272)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Rand Weinberg, Miles and Stockbridge, Karl Morris, Brain Morris, Matan Companies; Chris Smariga, Harris, Smariga and Associates

Public Comment:

None

Decision: Mr. Tressler made a motion approve the Westview South MXD-Lots 201-204 Preliminary Subdivision Plan and the Lots 201-203 Site Development Plan with conditions and modifications as listed in the staff report. The motion was amended to also include the following: Ms. Sepe 2nd.

- Planning Commission approval of a modification of lot configurations to permit creation of a panhandle lot (Lot 204) due to its road inaccessibility and odd shape.
- Applicant will establish a pedestrian crosswalk and signage across Executive Way, after coordinating with Staff to determine the optimal location for this improvement.
- On condition #2, Applicant will note the minimum width (5 feet) of all sidewalks on these site plans.

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

7. CAPITAL IMPROVEMENT PROGRAM

The County Executive's Proposed FY 2019-2024 Capital Improvement Program (CIP) was presented to the Planning Commission for a finding of consistency with the County Comprehensive Plan.

Staff Presentation:

Jim Gugel, Planning Director
Beth Pasierb, Frederick County Public Schools; Jason Stitt, Public Works

Public Comment:

None

Decision: Mr. Hicks made a motion to find the Proposed FY2019-2024 CIP consistent with the Frederick County Comprehensive Plan. Mr. White 2nd.

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

8. SPRING 2018 CYCLE – WATER & SEWERAGE PLAN AMENDMENTS

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

Staff Presentation:

Tim Goodfellow

WS-18-01: Monocacy Land Company

North side of MD 355, Urbana Pike, 230 feet west of Urbana Church Road
Requesting reclassification of 0.326 acres from W-4, S-4 to W-3, S-3

Decision: Mr. Tressler made a motion for finding of consistency with the Frederick County Comprehensive Plan. Mr. White 2nd.

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

WS-18-02: Frederick County Public Schools (Urbana Elementary School)

South side of MD 355 Urbana Pike
Requesting reclassification of 19.8 acres from S-5 to S-3

Decision: Mr. White made a motion for finding of consistency with the Frederick County Comprehensive Plan. Mr. Hicks 2nd.

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

WS-18-03: Division of Planning & Permitting (Carrillo property)

West side of Mains Lane at Mains Run, 1,200 feet south of Baltimore Road and Old National Pike

Requesting reclassification of 0.55 acres from W-5 to W-3

Applicant Presentation:

Property Owner, Carlos Carrillo

Decision: Mr. White made a motion for finding of consistency with the Frederick County Comprehensive Plan. Mr. Hopwood 2nd.

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

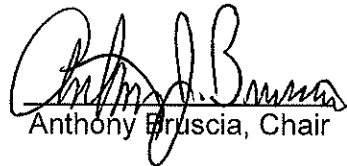
9. LIVABLE FREDERICK MASTER PLAN

The Planning Commission will continue to discuss public comments regarding the Livable Frederick Master Plan.

John Dimitriou, Principal Planner

The workshop continued examining the Environmental section of the plan page by page, beginning with page 113 and will finish the supporting initiatives in the section at the next scheduled work session on May 23rd at 9:00 am.

Meeting adjourned at 2:30 pm
Respectfully Submitted,


Anthony Bruscia, Chair

06/13/18
Date