

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
June 13, 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; Graham Hubbard, Principal Planner; Denis Superczynski, Principal Planner; Anne Bradley, Agricultural Preservation Administrator; Shannon O'Neil, Agricultural Preservation Planner; Ron Burns, Transportation Engineering Manager; and Pattie Wolfgang, Administrative Specialist

The meeting was called to order at 9:31 a.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES TO APPROVE

April 11, 2018 – Mr. White moved to approve said minutes as written. Ms. Suarez 2nd.

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

May 9, 2018 – Mr. Hicks moved to approve said minutes as written. Mr. White 2nd.

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

3. PLANNING COMMISSION COMMENTS

None

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on upcoming meetings. A Livable Frederick workshop is scheduled for June 27th from 9 to Noon; Mr. Hopwood and Ms. Sepe will not be in attendance. The next regular meeting is July 11th beginning at 9:30 am.

Ms. Sepe had recused herself from hearing this next item and was not in attendance:

5. APFO LETTER OF UNDERSTANDING

- a) *Third Amendment to the Villages of Urbana Combined Letter of Understanding (LOU)* – The Applicant requested approval of the proposed LOU. This is the required mitigation package to satisfy APFO findings for the Woodlands at Urbana (item #7.a below) and Urbana Northern MXD (to be scheduled for a future FcPc agenda). (APFO#12779)

Staff Presentation:

Ron Burns, Transportation Engineering Manager

Applicant Presentation:

Tom Natelli, Natelli Communities; Krista McGowan, Esq.; Mike Workowski, Wells and Associates

Public Comment:

None

Decision: Mr. White made a motion to approve the Third Amended Letter of Understanding (LOU) with modifications as suggested about the detailing of references to the prior LOU's. Mr. Tressler 2nd.

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

This item had been pulled from the agenda:

~~**6. COMBINED PRELIMINARY / FINAL PLAT**~~

- ~~a) *Tuscan Acres* – The Applicant is requesting Combined Preliminary / Final Plat approval for a 3-lot commercial subdivision on an 11.33-acre site. Located on the northeast quadrant Green Valley Road (MD 75) and Fingerboard Road (MD 80).
Tax Map 88; Parcel 28; Zoned: General Commercial (GC); Planning Region: Urbana
S1091 (A/P#18367; APFO#18368; FRO#18369)~~

~~**Staff Presentation:**~~

~~*Graham Hubbard, Principal Planner*~~

Ms. Sepe had recused herself from hearing this next item and was not in attendance:

7. COMBINED PRELIMINARY / SITE PLAN

- a) *Woodlands at Urbana* – The Applicant requested Combined Preliminary/Site Plan approval for a 566-unit, age-restricted residential community located on a 199.4 acre site. Located on the west side of MD 355, and predominantly south of Urbana Parkway, in Urbana.
Tax Map 96; Parcels 113, 162, & 172 and Tax Map 105; Parcel 6
Zoned: Mixed Use Development (MXD); Planning Region: Urbana
S1175/SP-17-11 (A/P#18069; APFO#18070; FRO#18071/#18072; SWM#18355)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Tom Natelli, Mike Natelli, Natelli Communities; Krista McGowan, Esq.; Matthew Wessel, Certified Arborist

Public Comment:

None

Decision: Ms. Suarez made a motion to approve the Combined Preliminary Subdivision/Site Plan with conditions and modifications as listed in the staff report. Mr. Tressler 2nd.

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

Ms. Sepe joined the meeting.

8. SITE PLAN

a) *Fox Hall* – The Applicant requested Site Plan approval to operate a banquet facility under the definition of 'Country Inn', on a 177.18-acre site zoned Agricultural (A). Located on the northeast corner of the intersection of MD 85 and Greenfield Road. Tax Map 103; Parcel 49; Zoned: Agricultural (A); Planning Region: Adamstown SP-17-12 (A/P#18073; APFO#18074; FRO#18075; SWM#18076)

Staff Presentation:

Denis Superczynski, Principal Planner

Mr. Bruscia left the meeting, at which time Mr. White presided for the remainder.

Applicant Presentation:

Bill Brennan, B&R Design Group; Glenn and Carol Zirpolo, Applicants

Public Comment:

Stacey Schoo
Chris Atwell
Steve Plumley
Kenneth Schoo
Mary Atwell
Teresa Plumley
Kathy Custer

Rebuttal:

Bill Brennan

Decision:

Motion 1: Mr. Hopwood made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. There was no 2nd. The Motion died.

Motion 2: Ms. Sepe made a motion to add the following to the list of conditions: Mr. Hicks 2nd.

#6 Work with Staff to explore reasonable efforts to improve sight distance at the MD 85 and Greenfield Road intersection

#7 Work with Staff on landscaping around the driveway and parking areas

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

Motion 3: Ms. Sepe then made a motion to approve the Site Plan with the conditions and modifications as listed and noted per Planning Commission comments, and in the staff report and in the motions. Ms. Suarez 2nd.

VOTE 4-2-0-1
FOR: 4 – Sepe, Suarez, White, Hopwood
AGAINST: 2 – Tressler, Hicks
ABSTAIN: 0
ABSENT: 1 - Bruscia

b) *Younger Nissan* – The Applicant requested Site Plan approval to establish an ‘Automobile Sales and Service Center’ and specifically to operate as an Automobile Sales Lot, on a 2.27-acre site. Located on the eastern side of Grove Lane at its intersection with Grove Road near MD 355.

Tax Map 77; Parcel 45; Zoned: General Commercial (GC); Planning Region: Frederick SP-17-07 (A/P#17494; APFO#17495; FRO#17496; SWM#17683)

Staff Presentation:

Denis Superczynski, Principal Planner

Applicant Presentation:

Chris Smariga, Harris, Smariga and Associates; David Severn, Esq.

Public Comment:

None

Decision: Mr. Hicks made a motion to approve the Site Plan with conditions and modifications as listed in the staff report. Mr. Tressler 2nd.

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

9. EDUCATIONAL FACILITIES MASTER PLAN

The Superintendent’s Draft Educational Facilities Master Plan (EFMP) was presented for a finding of consistency with the County Comprehensive Plan.

Staff Presentation:

Jim Gugel, Planning Director
Holly Nelson, Frederick County Public Schools

Public Comment:

None

Decision: Mr. Tressler made a motion for finding the Recommended 2018 Educational Facilities Master Plan consistent with the County Comprehensive Plan. Mr. Hicks 2nd.

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

10. MALPF EASEMENT APPLICATIONS REVIEW

Staff presented eight (8) applications submitted for the Maryland Agricultural Land Preservation Foundation (MALPF) funding cycle for the purchase of preservation easements. The request is for a finding of consistency with the County Comprehensive Plan for MALPF applications #19-01 to #19-08.

Staff Presentation:

*Anne Bradley, Agricultural Preservation Administrator
Shannon O'Neil, Agricultural Preservation Planner*

Public Comment:

None

Decision: Mr. Tressler made a motion for finding the FY2018 Maryland Agricultural Land Preservation Foundation (MALPF) applications to be consistent with the Frederick County Comprehensive Plan. Ms. Suarez 2nd.

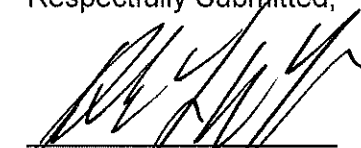
<u>VOTE</u>	4-2-0-1
FOR:	4 – Tressler, Suarez, White, Hicks
AGAINST:	2 – Hopwood, Sepe
ABSTAIN:	0
ABSENT:	1 - Bruscia

Mr. White announced the 2017 Annual Report will be moved to FcPc meeting of June 27, 2018:

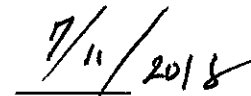
11. 2017 ANNUAL REPORT

Staff presented the 2017 Annual Report, which highlights planning and development review activity and also addresses the state's smart growth goals, measures, and indicators.

Meeting adjourned at 5:12 pm
Respectfully Submitted,



Bob White, Vice Chair



Date