

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
August 8, 2018

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

Members Present: Bob White, Chair; Carole Sepe, Vice-Chair; Sharon Suarez, Secretary; Sam Tressler; Craig Hicks; Terry Bowie

Members Absent: Joel Rensberger

Staff Present: Jim Gugel, Director, Planning; Mike Wilkins, Director, Development Review; Kathy Mitchell, Assistant County Attorney; Denis Superczynski, Principal Planner; Jerry Muir, Principal Planner; Graham Hubbard, Principal Planner; Ron Burns, Transportation Engineering Manager; and Pattie Wolfgang, Administrative Specialist

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

**1. PLEDGE OF ALLEGIANCE**

**2. MINUTES TO APPROVE**

July 11, 2018 – Mr. Tressler moved to approve said minutes as written. Ms. Sepe 2<sup>nd</sup>.

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

**3. PLANNING COMMISSION COMMENTS**

Ms. Sepe reminded the public that when sending information to the Planning Commission regarding an item on the agenda, it should be sent at least 48 hours prior to the meeting, and the senders should provide their name(s) as part of the testimony so that the entire Planning Commission can receive the same information. Mr. Hicks thanked Mr. Gugel for clarifying that the Planning Commission will be reviewing the next iteration of the Monocacy River Plan.

**4. AGENCY COMMENTS / AGENDA BRIEFING**

Mr. Gugel briefed the Commission on upcoming meetings. The regular meeting on September 12<sup>th</sup> will be a relatively light agenda. Other meetings that may be scheduled will be the Livable Frederick workshops, as well as a possible evening public hearing later in the Fall. He also asked that members keep the 3<sup>rd</sup> and 4<sup>th</sup> Wednesdays open for an upcoming development project that due to its timeframe, cannot be scheduled in a regular monthly meeting and would be held at a 'stand-alone' meeting. Staff will attempt to give the members as much notice as possible prior to the meeting date. Mr. Gugel also added that a possible rezoning application for a solar project in Walkersville may be scheduled for the Fall. This would be an evening public hearing and most likely would be held on a 3<sup>rd</sup> or 4<sup>th</sup> Wednesday.

**5. SITE PLAN**

- a) *Dunkin Donuts (Jefferson) [Continued from July 11, 2018 FCPC meeting]* – The Applicant requested Site Development Plan approval for the conversion of an existing 1,870 s.f. bank building into a restaurant (with drive-through service) located on a 0.6-acre site. Located on

the southeast corner of the intersection of Jefferson Pike (MD 180) and Lander Road in Jefferson. Tax Map: 84; Parcel: 22; Zoned: Village Center (VC); Planning Region: Brunswick SP80-13 (A/P#18324; AFPO#18325; FRO#18326)

**Staff Presentation:**

*Denis Superczynski, Principal Planner*  
*Ron Burns, Transportation Engineering Manager*

Mr. Wilkins reminded the Commission that at its request, this item was continued from the July 11<sup>th</sup> meeting, in order for new information to be provided today.

**Public Comment:** None

**Decision: Motion #1:** Mr. Tressler made a motion to approve the Site Development Plan with conditions and modifications as specified in the staff report as amended to include eliminating light spillage on the northeast boundary. Ms. Suarez 2<sup>nd</sup>.

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

Motion failed.

**Motion #2:** Ms. Suarez then made a motion to approve the Site Development Plan with conditions and modifications as specified in the staff report and as discussed at this meeting, which would include a consideration of crosswalk striping. Mr. Tressler 2<sup>nd</sup>.

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

Motion failed.

**Motion #3:** Ms. Sepe made a motion to approve the Site Development Plan as presented, with modifications, including:

- Lighting modification to allow light spillage only on the south end property boundaries and not the northeastern corner
- Work with State Highway (SHA) on the traffic signals as approved by SHA
- Delete the left-turn lane onto MD 180 from the site exit

No 2<sup>nd</sup>. Motion died.

**Motion #4:** Mr. Hicks made a motion to deny the Site Development Plan. Mr. Bowie 2<sup>nd</sup>.

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

The application was denied.

- b) *Urbana Elementary School* - The Applicant requested Site Development Plan approval for a 725-Student capacity, 2-story elementary school (97,811 s.f. gross floor area) on a 19.88-acre lot. The existing school building of 64,133 s.f. will be demolished and replaced with this new building. The site is located at 3554 Urbana Pike.  
Tax Map: 96; Parcel: 71; Zoned: R-1; Planning Region: Urbana  
SP-07-20 (A/P#18412; AFPO#18413; FRO#18414)

**Staff Presentation:**

*Jerry Muir, Principal Planner*

**Applicant Presentation:**

Bradley Ahalt, FCPS; Don Porter, Grimm & Parker Architects; Jim Barto, Adtek Engineers

**Public Comment:**

None

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

- A minor modification to item #1 to add light spillover approval
- Add the following conditions to staff recommendations:
  - #5 Adjust the LOU note #14 on the site plan to indicate p.m. peak hours
  - #6 Add a note on the drawings that the six (6) portable classrooms are future and not part of this approval
  - #7 Confirm the building square footage
  - #8 Relocate the existing pedestrian crossing to align with the sidewalk

Mr. Hicks 2<sup>nd</sup>.

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

**6. COMBINED PRELIMINARY / FINAL PLAT**

**DECISION**

- a) *Tuscan Acres* – The Applicant requested Combined Preliminary/Final Plat approval for a 3-lot commercial subdivision on an 11.33-acre site. Located on the northeast quadrant of Green Valley Road (MD 75) and Fingerboard Road (MD 80).  
Tax Map: 97; Parcel: 248; Zoned: General Commercial (GC); Planning Region: Urbana  
S-1091 (A/P#18367; APFO#18368; FRO#18369)

**Staff Presentation:**

*Graham Hubbard, Principal Planner*

At this time, Mr. Wilkins clarified that Tuscan Acres property/project has no connection or impact on/with Monrovia Town Center. This is a stand-alone property that adjoins the Monrovia Town Center.

**Applicant Presentation:**

Noel Manalo, Miles & Stockbridge; Bill Brennan, B&R Design Group; Fred Giordano, Applicant

**Cross Examination:**

Patrick Schempp  
Brent Simmons

**Public Comment:**

Patrick Schempp  
Brent Simmons

**Rebuttal:**

Noel Manalo, Miles & Stockbridge

**Decision:** Ms. Sepe made a motion to approve the Combined Preliminary/Final Plat with conditions and modifications as listed in the staff report including approval of a modification request from the applicant; and add:

- Condition #4: Applicant will conduct a duly advertised public community meeting prior to site plan approval

Mr. Bowie 2<sup>nd</sup>.

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

**7. PRIORITY FUNDING AREA MAP REVISION**

Staff proposed a Priority Funding Area (PFA) map revision for the Hamptons West development and the adjoining planned elementary school site and fire station site. Hamptons West is located in the Linganore PUD on the south side of Gas House Pike, east of Boyers Mill Rd.

**Staff Presentation:**

*Jim Gugel, Planning Director*  
*Holly Nelson, Facilities Planner, FCPS*

**Decision:** Ms. Suarez made a motion to recommend approval. Mr. Hicks 2<sup>nd</sup>.

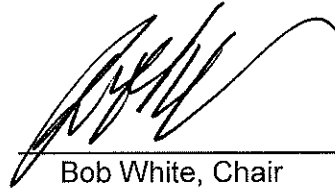
VOTE	6-0-0-1
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Rensberger

*The Livable Frederick Work Session was rescheduled to August 22, 2018*

~~**8. LIVABLE FREDERICK MASTER PLAN WORK SESSION**~~

~~The Planning Commission continued to discuss public comments regarding the Livable Frederick Master Plan.~~

Meeting adjourned at 1:22 pm  
Respectfully Submitted,



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Bob White, Chair

9/12/2018  
Date