

FREDERICK COUNTY PLANNING COMMISSION  
Minutes of Meeting for  
September 19, 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; Joel Rensberger

Staff Present: Jim Gugel, Director, Planning; Mike Wilkins, Director, Development Review; Kathy Mitchell, Assistant County Attorney; Denis Superczynski, Principal Planner; Ron Burns, Transportation Engineering Manager

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

**1. PLEDGE OF ALLEGIANCE**

**2. MOTION TO GO INTO CLOSED SESSION**

Annotated Code of Maryland, General Provisions Article, §3-305(b) (4) To: consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

**Topic** – To discuss with County staff the planning considerations and related issues for a business proposing to locate in Frederick County.

Mr. Tressler made a motion to go into Closed Session. Mr. Hicks 2<sup>nd</sup>.

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

**(OPEN SESSION)**

**3. SOLID WASTE MANAGEMENT PLAN**

The Planning Commission will determine if a proposed amendment to the Solid Waste Management Plan (SWMP) to include Fort Detrick as a source of municipal solid waste disposed at the Frederick County Landfill, to be consistent with the County Comprehensive Plan.

**Staff Presentation:**

*Jim Gugel, Planning Director*

*Kevin Demosky, Director, Division of Utilities and Solid Waste Management*

**Public Comment:**

None

**Decision:** Mr. Tressler made a motion to find the Solid Waste Management Plan consistent with the Frederick County Comprehensive Plan. Mr. Hicks 2<sup>nd</sup>.

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

**4. SITE PLAN**

a) Urbana Corporate Center, Lot 810 – The Applicant requested Site Development Plan approval to construct an approximately 279,000 s.f. (gross floor area) Office, Laboratory, and Warehouse building on Lot 810, a 20.4-acre portion of the approved Urbana ORC MXD project. Located south side of Urbana Terrace, between Bennett Creek Blvd. and Bennett Creek Drive. Tax Map: 96 Parcel: 113; Zoned: MXD; Planning Region: Urbana SP-03-09 (A/P#18757; APFO#18758; FRO#18759)

*Ms. Sepe recused herself from hearing this item.*

**Staff Presentation:**

*Denis Superczynski, Principal Planner*

**Applicant Presentation:**

Tom Natelli, Michael Natelli, Natelli Communities; Kraig Walsleben, Rodgers Consulting

**Public Comment:**

Rick Weldon, Frederick Chamber of Commerce

**Decision:** Mr. Hicks made a motion to approve Site Plan with conditions and modifications as listed in the staff report. Ms. Suarez 2<sup>nd</sup>.

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

b) Dunkin Donuts (Jefferson) [reconsideration of August 8, 2018 FCPC Decision] – 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.  
*Denis Superczynski, Principal Planner*

Mr. White announced that there would be no testimony or public comment on this item. Ms. Mitchell commented that the Commission had the right to re-open the record for the limited purpose of hearing the State Highway Administration's (SHA) position. Also, anyone present would also have an opportunity to comment.

Mr. Tressler then made a motion to re-open the record for the limited purpose of considering SHA's position, and a question and answer period with Staff on SHA's position. Mr. Rensberger 2<sup>nd</sup>.

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

Mr. Burns provided information from State Highway, which will permit a sign at the egress onto MD 180 (Jefferson Pike), indicating no left turns onto that roadway for a limited period of time during morning hours. This would be an enforceable regulatory sign, subject to an SHA permit.

**Public Comment:**

None

Ms. Sepe clarified with Counsel, that any motion made today would include all previous conditions and modifications discussed at the prior meeting, as well as any additional conditions and modifications discussed today.


**Decision:** Ms. Sepe made a motion to approve the Site Plan based on the staff report and discussions during the meeting as well as the recommendations of the Staff, including a minor change to Condition #2 to eliminate light spillage at the northeast corner pole and addition of:

- Condition #8 – Addition of a ‘No Left Turn’ sign at the exit onto MD 180 during a.m. only, or as otherwise modified and approved by SHA.

Ms. Suarez 2<sup>nd</sup>.

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

Meeting adjourned at 11:40 am  
Respectfully Submitted,

  
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Bob White, Chair

10/17/2018  
\_\_\_\_\_  
Date