

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
November 14, 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: Steve Horn, Division Director; Jim Gugel, Planning Director; Mike Wilkins, Development Review Director; Kathy Mitchell, Assistant County Attorney; Tolson DeSa, Zoning Administrator; Graham Hubbard, Principal Planner; Jerry Muir, Principal Planner; Anne Bradley, Land Preservation Program Administrator; Shannon O'Neil, Land Preservation Planner; John Dimitriou, Principal Planner; Denis Superczynski, Principal 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

October 10, 2018 – Mr. Tressler moved to approve said minutes as written. Mr. Rensberger 2nd.

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

October 17, 2018 – Mr. Hicks moved to approve said minutes as written. Mr. Rensberger 2nd.

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

3. PLANNING COMMISSION COMMENTS

Mr. Rensberger reminded fellow members to forward any additional comments to him regarding the letter the Planning Commission is drafting to the County Executive and Council regarding remote alcohol sales.

Mr. White had concerns about the Monocacy River Board Plan process, in light of the recent plan submitted by the River Board directly to the County Council. Discussion followed.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on upcoming meetings in December; the regular meeting on December 12th will include a Phase I plan amendment public hearing on the Ballenger Run PUD to consider changing some condition language. An amendment to the DRRA portion could also be a part of the agenda. Also, a public hearing is tentatively scheduled for

Wednesday, December 19th at 7:00 pm to consider a rezoning of the Whitmore/Biggs Ford Solar Center.

Also, Mr. DeSa gave a brief update on the preliminary FEMA maps and announced that FEMA will be holding a community outreach meeting on Tuesday, November 27th at 2:00 pm in Winchester Hall. Notifications will be sent out and FEMA will have staff on hand to answer any questions/concerns.

5. SITE PLAN

- a) *Frederick Baptist Church* – The Applicant requested Site Plan approval for the construction of 47,402 s.f. for a Place of Worship and 20,000 s.f. for an accessory Private School, on a 50.23-acre site. Located along Horine Road, south of US Route 340.
Tax Map: 84, Parcel: 12; Zoned: Agricultural (A); Planning Region: Brunswick
SP-18-09 (A/P#18585; APFO#18586; FRO#18587)

Ms. Sepe disclosed that although she lives near this property, and was invited to a community meeting, she did not attend and has no information other than what the Planning Commission was provided.

Staff Presentation:

Graham Hubbard, Principal Planner

Applicant Presentation:

David Severn, Esq., Offit Kurman; Andrew Brown, J.F. Brown & Associates; Joe Caloggero, Traffic Group; Pastor John Seay, Frederick Baptist Church

Public Comment:

Joe Harris
Robert Carter

Rebuttal:

David Severn, Esq.

Decision: Mr. Tressler made a motion to approve the Site Plan with conditions and modifications as listed in the staff report, including APFO approval. Ms. Suarez 2nd.

Ms. Sepe moved to amend the original motion to add a recommendation that staff work with the applicant to try reduce the entrance lighting levels. Mr. Rensberger 2nd.

<u>VOTE</u>	<u>3-4-0-0</u>
FOR:	3 – Sepe, Rensberger, Bowie
AGAINST:	4 – White, Suarez, Tressler, Hicks
ABSTAIN:	0
ABSENT:	0

The motion to amend failed.

The original motion was then voted on:

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

b) *Chaconas Property* – The Applicant requested Site Plan approval to convert an existing residence to professional office space in the Village Center (VC) Zoning District. Located at 3561 Urbana Pike.
Tax Map: 96, Parcel: 62; Zoned: Village Center (VC); Planning Region: Urbana SP-18-15 (A/P#18585)

Staff Presentation:
Jerry Muir, Principal Planner

Applicant Presentation:
Chris Mayo, Harris, Smariga & Associates, on behalf of Peter Chaconas, Applicant; Michael Turnball, Project Manager for Applicant

Public Comment:
None

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

VOTE	7-0-0-0
FOR:	7
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

6. AGRICULTURAL LAND PRESERVATION

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

Staff Presentation:
Anne Bradley, Land Preservation Program Administrator
Shannon O’Neil, Land Preservation Planner

Public Comment:
None

Decision: Mr. Tressler made a motion to find the FY2019 Frederick County Installment Purchase Program (IPP) applications, #19-01 to #19-19 and #19-21 to #19-22, to be consistent with the County Comprehensive Plan, as listed in the staff report. Mr. Hicks 2nd.

Ms. Sepe then made a motion to amend to remove applications #19-14 and #19-17 from the original motion and vote on separately. There was no 2nd. The motion to amend died.

The original motion was then voted on:

VOTE	7-0-0-0
FOR:	0
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Mr. White left the meeting. After the lunch break, Vice-Chair Sepe presided.

7. LIVABLE FREDERICK MASTER PLAN WORK SESSION

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

Staff Presentation:

John Dimitriou, Principal Planner

Denis Superczynski, Principal Planner

Mr. Dimitriou opened today's work session that discussion would continue on the Livable Frederick Master Plan, and summarized what has been discussed and revised thus far.

Mr. Dimitriou reiterated that when the plan is released for review, there is a 60-day period that the Commission can continue to look at the plan, provide edits, and after the public hearing, those edits can be discussed among the Commission and be integrated into the plan.

He added that whenever the Planning Commission is comfortable with releasing a revised, draft, it will be released within a week's time and staff can integrate the edits within that time frame. Ms. Sepe felt that with the upcoming holidays, it may not be a good time to release the draft plan, as people may not be interested in reading it. Mr. Superczynski suggested releasing it for an extended 75-day period to give people time to review.

Mr. Tressler felt that to move forward, a time line should be established now. It was a consensus that the draft plan be released for a 75-day public review, at the next regular Planning Commission meeting, December 12th, pending satisfactory revisions done in the 4-week period prior to the December 12th meeting.

Meeting adjourned at 2:52 pm
Respectfully Submitted,



Bob White, Chair

12/12/2018

Date