

FREDERICK COUNTY PLANNING COMMISSION
Minutes of Meeting for
December 12, 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; Michael Chomel, Senior Assistant County Attorney; Tim Goodfellow, 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

November 14, 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

3. PLANNING COMMISSION COMMENTS

Mr. Hicks reiterated the public hearing procedure handout that clarifies cross-examination and public comments. He felt that this will encourage public participation. He also asked that it be posted on the County's website going forward. He also expressed an interest in exploring having a joint workshop with the Frederick Affordable Housing Council regarding affordable housing in Frederick County. Mr. White suggested to check with the County Attorney's office before taking any action.

4. AGENCY COMMENTS / AGENDA BRIEFING

Mr. Gugel briefed the Commission on upcoming meetings; a public hearing at 7:00pm, Wednesday, December 19th regarding the Whitmore Solar Center Zoning Map Amendment; the regular Planning Commission meeting, Wednesday, January 9, 2019 at 9:30am; and also a public hearing at 7:00pm, Wednesday, January 16, 2019 regarding the Monocacy River Plan. Mr. Gugel also indicated that he will update the front page of the Planning Commission agenda to clarify public hearing procedures regarding public testimony and provide instructions for the public. Mr. Suarez suggested that a link to the procedure informational handout be made available on the Planning Commission page of the County website.

5. SITE PLAN

- a) *Frederick FC Soccer Complex* - The Applicant requested Site Development Plan approval for development of eight (8) outdoor sports fields, a storage/maintenance building, an athlete support center, an outdoor goal-keeper training area, four (4) pavilion buildings with restrooms, storage and concession space, a clubhouse, and a caretaker's dwelling on a 152-acre site. Located at 4502 Bartholows Road, Mount Airy, Maryland. Tax Map: 89, Parcel(s) 21 & 166; Zoned: Agricultural/Rural; Planning Region: Urbana SP-18-12 (A/P#18654, APFO#18655, FRO#18656, SWM#18808)

Staff Presentation:

Tim Goodfellow, Principal Planner

Cross Examination of Staff:

Patrick Schempp
Amanda Leatherman
Dave Fenstermacher
Ricky Young
Nicole Hayslett
Kevin Cole
John Chanatry
Brent Simmons

Applicant Presentation:

Dave Severn; Esq. on behalf of Applicant; Bo Eskay, Jeff Sill, FC Frederick, Inc.; Fran Zeller, Harris, Smariga & Associates, Inc.; Joe Caloggero, Traffic Group

Mr. Severn announced for the record that the Applicant has formally withdrawn its request for the light modification illumination on the sports fields.

Cross Examination of Applicant:

Louise Rosiere
Amanda Leatherman
Patrick Schempp
Dave Fenstermacher
John Chanatry
Kevin Cole
Peter Munson
Joe Richardson
Ricky Young
Lisa Jarosinski

Due to time restrictions, at this point, the Ballenger Run PUD Zoning Map Amendment was heard and the conclusion of the FC Frederick item proceeded after the lunch break.

Public Comment:

Maddie Hommey
John Chantary
Gerald Castelucci
Susan Denny
Bob Viti
Jackson Eskay
Chuck Hommey
Ricky Young
Patrick Avon

Dave Fenstermacher
Patrick Schempp
Jerad Minnick
Brian Parker
Lisa Jarosinski
Peter Munson
Stan Mordensky
Kevin Cole

Rebuttal:
David Severn

Decision: Mr. Rensberger made a motion to approve the Site Development Plan with conditions as listed in the staff report, including non-invasive tree plantings, elimination of 80-foot light poles for all fields, and approval of all normal and customary grading and site plan preparation for all three access points on Bartholows Road, and the 18-foot pole lights within the parking lots be turned off at 9:00pm. Mr. Hicks 2nd.

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

b) *TOCA Juniors Soccer Complex* – The Applicant requested Site Development Plan approval for development of four (4) outdoor sports fields, four (4) pavilions, a bathroom facility, storage building, and associated parking on a 50-acre site. Located at 3348 Big Woods Road, Ijamsville, Maryland. Tax Map: 96, Parcel 214, Lot 1; Zoned: Agricultural/Rural; Planning Region: Urbana
SP-17-09 (A/P#18035, APFO#18036, FRO#18037, SWM#18054)

Staff Presentation:
Tim Goodfellow, Principal Planner

Cross Examination of Staff:
John Gretz

Applicant Presentation:
Noel Manalo, Miles and Stockbridge; Andrew Brown, J.F. Brown III and Associates, Inc.; Joe Traffic Group; and Eduardo Noguera, TOCA Juniors, LLC, Applicant

Cross Examination of Applicant:
John Gretz

Public Comment:
David Ward

Rebuttal:
Noel Manalo

Decision: Mr. Tressler made a motion to approve the Site Development Plan with conditions as listed in the staff report, adding a Condition #12 that Applicant shall obtain an approved encroachment agreement from Washington Gas for the roadway crossing of the gas line easement prior to grading permits; and including approval of lighting and parking modifications from the Applicant. Ms. Suarez 2nd.

VOTE 7-0-0-0

FOR: 7 – Tressler, Suarez, White, Sepe, Hicks, Bowie, Rensberger

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

- c) *Village 10 – Villages of Urbana* – The Applicant requested Combined Preliminary Subdivision/Site Development Plan approval to construct 14 townhouses on a 1.30 acre site zoned PUD. Located at the intersection of Sugarloaf Parkway and Carriage Hill Drive in the Villages of Urbana PUD.

Tax Map: 96, Parcels: 222 & P10JJ; Zoned: Planned Unit Development (PUD);

Planning Region: Urbana

SP-03-22/S-1065 (A/P#17926, APFO#17927, FRO#17928)

Staff Presentation:

Denis Superczynski, Principal Planner

Cross Examination of Staff:

John Gretz

Applicant Presentation:

Kraig Walsleben, Rodgers Consulting on behalf of the Applicant, Monocacy Land Company

Cross Examination of Applicant:

John Gretz

Public Comment:

John Gretz

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

VOTE 6-0-0-1

FOR: 6

AGAINST: 0

ABSTAIN: 0

RECUSED: 1 - Sepe

6. ZONING MAP AMENDMENT

- a) *R-05-09 (C) Ballenger Run PUD* – proposed amendment to condition language of prior rezoning in 2013 to allow for any dwelling type in Land Bay D and add language regarding age-restricted dwellings in Land Bay D.

Staff Presentation:

Jim Gugel, Planning Director

Applicant Presentation:

Bruce Dean, Esq., Linowes and Blocher; Steve Oder, Cavalier Development; Robert Aumiller, SeD Maryland Development, LLC, Applicant

Public Comment:

None

Decision: Mr. Tressler made a motion to recommend approval. Mr. Hicks 2nd.

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

7. MONOCACY RIVER PLAN

Staff gave an informational briefing on the October 2018 River Board-Recommended Monocacy River Management Plan, including the changes from the River Board's 2017 Monocacy Management Plan.

8. LIVABLE FREDERICK MASTER PLAN

The Planning Commission continued its discussion of public comments regarding the Livable Frederick Master Plan.

John Dimitriou, Principal Planner

Denis Superczynski, Principal Planner

Meeting adjourned at 5:41 pm
Respectfully Submitted,



Bob White, Chair

2/13/2019
Date