



***Sugarloaf Treasured Landscape Management Plan***  
***Public Comments & Correspondence***  
***March 1 - April 1, 2022***





March 1, 2022

RE: Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay

Frederick County Planning Commission  
30 North Market Street  
Frederick MD 21701

Dear Planning Commission,

Catoctin Land Trust is a nonprofit organization that has partnered to preserve over 2,200 acres in Frederick County through conservation easements.

It is our view that to meet the goal of preserving the Sugarloaf region, and to align with the Livable Frederick master plan, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay must apply to the entire area within the currently defined boundary — those lands west of Interstate 270.

The matter goes to the very heart of sound planning. Inclusion of the entire landscape is the only way to make a management plan for the treasured landscape viable. All allowable land uses west of I-70 should be evaluated and planned based upon their impacts on the entire treasured landscape.

The Monocacy-Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region's open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes only when the landscape itself is kept intact.

The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan's goals. Livable Frederick is one of the most thoughtful, well-designed master plans in the nation. The decisions we make should honor it.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Lillard".  
David Lillard  
executive director

## **Dolan, Mary**

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**From:** Planning Commission  
**Sent:** Wednesday, March 2, 2022 8:26 AM  
**To:** Pandora Gunsallus  
**Cc:** Brandt, Kimberly G.; Goodfellow, Tim  
**Subject:** RE: Monocacy-Sugarloaf treasured landscape management plan

Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

-----Original Message-----

From: Pandora Gunsallus <GUNSLPP@comcast.net>  
Sent: Tuesday, March 1, 2022 4:53 PM  
To: Planning Commission <PlanningCommission@FrederickCountyMD.gov>  
Cc: Council Members <CouncilMembers@FrederickCountyMD.gov>; County Executive <CountyExecutive@FrederickCountyMD.gov>  
Subject: Monocacy-Sugarloaf treasured landscape management plan

[EXTERNAL EMAIL]

Dear Frederick County Planning Commission, My husband James Gunsallus and I have been watching keenly all of the planning commission virtual meetings since August 2021 and we would like to thank you for all of the hard work you have done so far to perpetuate and preserve the Sugarloaf plan area. We have always been in favor of extending the boundary line to I270 and now in order to maintain the integrity of the Sugarloaf Mountain and historical civil war battle field areas we strongly encourage you to apply the overlay over the entire plan area.

We are concerned about further pressure from developers and urge all decision makers to remain stalwart in their endeavor to maintain these exceptional areas that exist only here in Frederick county. Also, this beauty and history is one of the reasons people visit and tour our area, we wouldn't want the mountain and the battle fields to be preceded and intermingled with inappropriate and unsightly development.

Again, please apply the Overlay to the entire plan.

Thank you for your kind consideration of this matter.

Sincerely,

Pandora P. Gunsallus  
Owner of farmland.  
3350 Park Mills Road Frederick Md.

Pandora Gunsallus

241 Cynthia Drive  
Canonsburg PA. 15317  
gunsalpp@comcast.net  
724-514-7228

Sent from my iPad

**From:** [Planning Commission](#)  
**To:** [Liz Breuker](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Comments regarding the Monocacy-Sugarloaf Treasured Landscape Management Plan  
**Date:** Thursday, March 3, 2022 11:40:55 AM  
**Attachments:** [~WRD000.jpg](#)

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Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Liz Breuker <[lizbreuker@isu.edu](mailto:lizbreuker@isu.edu)>  
**Sent:** Wednesday, March 2, 2022 8:44 AM  
**To:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** Comments regarding the Monocacy-Sugarloaf Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**

Good morning,

Below, I submit my comments to the Frederick County Planning Commission regarding the Monocacy-Sugarloaf Treasured Landscape Management Plan.

In order to meet the goal of preserving the Sugarloaf region, the Monocacy-Sugarloaf Treasured Landscape Management Plan Overlay should apply to the entire area within the currently defined boundary. The intent of the Overlay District is to “ensure the long-term sustainability, health and integrity of ...the landscapes that comprise the Sugarloaf Planning Area.”

The Livable Frederick Master Plan, the County's comprehensive guide to updating area land use plans, presents a thorough analysis, suggested approach, and future vision that includes and emphasizes the County's natural environment including the Green Infrastructure and Agricultural Infrastructure segments. The Monocacy-Sugarloaf Treasured Landscape Management Plan and the Overlay District are consistent with the Master Plan's goals.

Some recent comments to the Planning Commission have opposed any future land use and development limitations in the Monocacy-Sugarloaf region and cite "the I-270 Corridor Plan" for support. We repeat: the County has no I-270 Corridor Plan.

- The Frederick County Transportation Needs and Priorities Review Report through the Year 2045 does not include reference to a future I-270 interchange at Park Mills Road.
- Fifty years of past planning documents for the Sugarloaf/Urbana area identify I-270 as the boundary between rural and developed areas (Mr. Goodfellow, staff presentation to the Planning Commission, 11/10/21).

Future development on the west side of I-270 must be guided by the Livable Frederick commitment that "Agricultural Infrastructure must be diligently maintained" (p. 60). The open spaces in the Monocacy-Sugarloaf region are a natural treasure that enhance the beauty of the County; they are not merely "undeveloped land awaiting development" opportunities. The Monocacy- Sugarloaf Treasured Landscape Management Plan and its Overlay District will protect the region's open spaces, farmlands, forests, waterways, communities, habitats, and historical landscapes for existing and future residents and visitors.

Thank you,

Elizabeth K. Breuker

Monrovia

**Liz Breuker**

Doctor of Arts Student & Graduate Teaching Assistant | Political Science

Graveley Hall | Room Top Floor of North Wing  
921 S 8th Ave Stop 8073 | Pocatello, ID 83209  
[\(208\) 282-2211](tel:(208)282-2211) | Cell: [\(208\) 915-9124](tel:(208)915-9124) | [lizbreuker@isu.edu](mailto:lizbreuker@isu.edu)



Idaho State University (Pocatello) acknowledges that it is located within the boundaries of the original Fort Hall Reservation on the traditional lands of the Shoshone and Bannock peoples.

**From:** [Planning Commission](#)  
**To:** [Kristen Morrison](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Mt Plan Overlay  
**Date:** Thursday, March 3, 2022 11:41:39 AM

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Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Kristen Morrison <[klmkmor@gmail.com](mailto:klmkmor@gmail.com)>  
**Sent:** Wednesday, March 2, 2022 11:48 AM  
**To:** Kristen Morrison <[klmkmor@gmail.com](mailto:klmkmor@gmail.com)>  
**Subject:** Sugarloaf Mt Plan Overlay

**[EXTERNAL EMAIL]**

Kristen Morrison  
1820 Mt Ephraim Road  
Adamstown, MD 21710

Dear Planning Commission,

The Commission's January 2022 decision to designate the Sugarloaf Treasured Landscape Management Plan boundaries at the historic I-270 line between the rural and more densely developed acreage in Frederick which extends to the Montgomery County line and the Monocacy River is a very good decision for Frederick County residents and people who want to preserve this slice of gently developed environment for future generations of people and wildlife. As you currently consider the standards that support preservation of these land within the boundary line, I believe the standard in the plan must apply to all of the "Overlay" areas within the boundary and keep the language consistent in the "Sugarloaf Rural Heritage Overlay Zoning District". The "overlay" language needs to protect and preserve and set a working example of how Frederick County can protect and preserve our many farms, woodlands, wetlands and wild lands that surround Sugarloaf Mt, the Monacacy Battlefield and also the additional lands which will be at risk of over development in the future as Frederick County, Maryland continues to grow.

As a resident and business owner who lives and works in the foothills of the mountain, I urge you to help steward and preserve our gem of a mountain. All of Sugarloaf Mountain, our hills, valleys, wetlands, farmlands, wild-lands, watersheds and view-sheds in Frederick County Maryland need to be kept livable. Many thanks to you and everyone

who has helped to preserve and to protect the lands around our National treasure, Sugarloaf Mountain.

Kristen Morrison

**From:** [Planning Commission](#)  
**To:** [Sue Trainor](#)  
**Cc:** [Brandt, Kimberly G.](#); [Goodfellow, Tim](#)  
**Subject:** RE: Sugarloaf Alliance Comment on the Treasured Landscape Management Plan  
**Date:** Monday, March 21, 2022 7:35:47 AM  
**Attachments:** [image001.png](#)

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Good morning!

Thank you for taking the time to express your thoughts on the Sugarloaf Treasured Landscape Management Plan.

Your comments will be shared with the Planning Commission for their consideration.

Karen L. James  
Administrative Specialist  
Division of Planning & Permitting  
Frederick County Government  
30 North Market Street  
Frederick, Maryland 21701  
301-600-1138

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**From:** Sue Trainor <[sue.trainor.music@gmail.com](mailto:sue.trainor.music@gmail.com)>  
**Sent:** Sunday, March 20, 2022 5:47 PM  
**To:** Council Members <[CouncilMembers@FrederickCountyMD.gov](mailto:CouncilMembers@FrederickCountyMD.gov)>  
**Cc:** Planning Commission <[PlanningCommission@FrederickCountyMD.gov](mailto:PlanningCommission@FrederickCountyMD.gov)>  
**Subject:** Sugarloaf Alliance Comment on the Treasured Landscape Management Plan

**[EXTERNAL EMAIL]**



Sugarloaf Alliance, Inc. has a strong interest in preserving the many good features that make Frederick County such a desirable place to live and work. We have supported the county's effort to draft a Sugarloaf Treasured Landscape Management Plan that would effectively preserve the attractive and productive rural nature of the southern part of the county, to the west of I-270, which encloses the Plan's signature Sugarloaf Mountain.

We support this Plan. It incorporates two features we consider essential for its effectiveness:

- inclusion of the entire area enclosed by the Montgomery County line, the Monocacy River, and Route I-270, and
- the application of the protective Overlay over the entire area of the Plan.

In our view, these two aspects must be retained, and could be strengthened, in arriving

at the county's final Plan.

We commend both the staff of the county's Department of Planning and Development Review for their dedication in preparing the draft plan and the Frederick County Planning Commission for their wisdom and oversight in helping to advance the goals of the Sugarloaf Plan in a transparent and public process.

Sincerely,

Steve Black, President

Sue Trainor, Vice President

Nick Carrera, Treasurer

Mary Ann Ely, Secretary

*Sugarloaf Alliance, Inc. is dedicated to the preservation, protection, and restoration of watersheds, streams, meadows, and forests in cooperation with volunteers, civic groups, and local, state, and federal agencies. To that end, it strives to protect the Sugarloaf Mountain area environment*

Lynda Eisenberg, AICP  
Director  
Department of Planning

410-386-5145, fax 410-386-2836  
Toll-free 1-888-302-8978  
MD Relay service 7-1-1/800-735-2258



Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
email: [ecplanning@carrollcountymd.gov](mailto:ecplanning@carrollcountymd.gov)

March 23, 2022

Frederick County Planning and Permitting Division  
30 North Market Street  
Frederick, MD 21701

Re: Draft Sugarloaf Treasured Landscape Management Plan - 60 Day Review

Dear Ms. Golden-Brandt,

Thank you for providing the Carroll County Department of Planning the opportunity to review The Sugarloaf Treasured Landscape Management Plan. We have read and reviewed the information, goals and objectives provided in the plan to see if there was anything that may address concerns in Carroll County. We compared the information presented in the Sugarloaf Treasured Landscape Management Plan to our 2014 Carroll County Master Plan as Amended 2019 and other County functional plans as applicable. The comparison included the following factors listed below:

- Current and future land use
- Planned major streets, transit stops and planned routes and bicycle/pedestrian facilities
- Community facilities including, but not limited to, greenways and pedestrian facilities, schools, libraries, parks, water and sewer services, and/or public safety facilities
- Agricultural land preservation
- Historic sites and districts

We have read and reviewed the purpose of the Sugarloaf Treasured Landscape Management Plan. It is our understanding that the purpose of the plan is to preserve the scenic, historic, and natural assets of the Sugarloaf Mountain area, while managing and mitigating climate change.

After an extensive review, we do not have any additional comments or concerns regarding this plan. The plan does not present anything that would adversely impact Carroll County or its environs.

We wish Frederick County the best with this planning effort.

Abigail Rogers

Abigail Rogers, Comprehensive Planning Technician  
Department of Planning  
cc: Lynda Eisenberg, Director

**DEPARTMENT OF PLANNING**  
*Planning for success in Carroll County*