

COUNTY COUNCIL OF FREDERICK COUNTY
MEETING MINUTES
Tuesday, November 19, 2024

Council Members Mason Carter, Jerry Donald, Kavonte Duckett, Renee Knapp, and Brad Young were present for the meeting. Council Members M.C. Keegan-Ayer and Steve McKay were absent.

Also present were Catherine Keller, Assistant County Attorney; Ragen Cherney, Chief of Staff, County Council; Nancy Luna, Executive Assistant, County Council; and Abby Boroughs, Administrative Assistant, County Council.

Council President Brad Young called the meeting to order at 5:30 p.m.

Opening Statement from Council President Brad Young

Council President Brad Young provided an opening statement at the start of the meeting. Included in that statement was a welcome to the Legislative Day for Tuesday, November 19, 2024, and information on how to watch and participate in the meeting.

The meeting began with a moment of silence followed by the Pledge of Allegiance.

Council President Brad Young asked staff to call role and a quorum was established.

Action on the Agenda

Council Member Renee Knapp moved to approve the agenda for 11/19/2024 as presented. Council Member Mason Carter seconded the motion that passed 5-0-2, with Council Members M.C. Keegan-Ayer and Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer			X
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council President Brad Young announced the arrival of Council Member M.C. Keegan-Ayer. Council Member Keegan-Ayer arrived at 5:33 pm and was present for the remainder of the meeting.

Public Comment

Public Comment was heard from:

- Tom Barse
- Stan Mordenski

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- Brian Fouche
- David Robinson
- Jessica Baker
- Vladamir Tolsky

With no further comments, Council President Brad Young closed Public Comment.

Approval of Minutes

Council Member M.C. Keegan-Ayer moved to approve the minutes from 11/12/2024 as presented. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Budget Adjustments – Kelly Weaver, Director, Budget Office

Council Member Jerry Donald moved to approve the following budget adjustments:

- J-25-117 – Division of Parks & Recreation
- J-25-128 – Fiscal Services, Division of Public Works
- J-25-129 – Economic Development, Division of Economic Opportunity
- J-25-133 – Division of Aging & Independence
- J-25-134 – Drug Court, Circuit Court Office
- J-25-135 – Development Review & Planning, Division of Planning & Permitting
- J-25-136 – Division of Housing
- J-25-137 – Sheriff's Office
- J-25-143 – Climate & Energy, Division of Energy & Environment
- Board of Education School Construction Fund Budget Amendment #25-01
- J-25-145 – Climate & Energy, Division of Energy & Environment
- J-25-148 – Climate & Energy, Division of Energy & Environment
- J-25-149 – Division of Housing

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Council Member Mason Carter seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Confirmation of the County Executive's Appointments to Frederick County Boards and Commissions – Joyce Grossnickle, County Executive's Office

Council Member Renee Knapp moved to approve the County Executive's appointment of Mark Swift to the Commission on Disabilities to a term as described by staff. Council Member Mason Carter seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Renee Knapp moved to approve the County Executive's appointment of Reverend Chance Matinez-Colon to the Social Services Advisory Board to a term as described by staff. Council Member Mason Carter seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		

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Presiding Officer – Young	X		
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Council Member Renee Knapp moved to approve the County Executive's appointment of Alissa Hart, Mar Leifeld, Garth Phoebus, and Michael Rembold to the Veterans Advisory Council to terms as described by staff. Council Member Jerry Donald seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council Member Renee Knapp moved to approve the County Executive's appointment of Dr. Lisa Littlefield to the Workforce Development Board to a term as described by staff. Council Member Jerry Donald seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Review of the Final Draft of the 2025 Legislative Package – Victoria Venable, County Executive's Office

Victoria Venable and Sarah Price (Government Relations Associate) briefed the Council on the Final Draft of the 2025 Legislative Package.

Council Member MC Keegan-Ayer moved to ratify the 2025 Legislative Package. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

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Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Public Hearing - Water and Sewer Plan Amendments - Karin Flom, Principal Planner II, and Andrew Stine, Principal Planner I, Livable Frederick Planning & Design Office, Division of Planning & Permitting (Summer Cycle)

WS-24-04

Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-04 Antietam Ridge LLC (4336 Old National Pike).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, Bill Brennan spoke in favor of Water & Sewer Plan Amendment WS-24-04 Antietam Ridge LLC.

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member M.C. Keegan-Ayer moved to reclassify 0.46 acres from S-5/Dev to S-3/Dev Tax Map 65, Parcel 70, Property ID #03-126749. Council Vice President Kavonté Duckett seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

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Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-24-05

Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-05 Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, Joe Ceci spoke in favor of Water & Sewer Plan Amendment WS-24-05 Faith Reformed Presbyterian Church, PCA (Faith Reformed Presbyterian Church).

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member M.C. Keegan-Ayer moved to reclassify 3.0 acres of a 4.08-acre property from NPS (water) and PS (sewer) to W-4/Dev, S-4/Dev. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		

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District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-24-06

Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-06 Colin W. Lingg and Paula A. Lingg.

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, David Severn spoke in favor of Water & Sewer Plan Amendment WS-24-06 Colin W. Lingg and Paula A. Lingg.

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member M.C. Keegan-Ayer moved to reclassify 0.57 acres from W-5/Dev, S-5/Dev to W-4/Dev, S-4/Dev Tax Map 078D, Parcel 0397, Property ID #09-261117.

Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

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WS-24-07

Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-07 Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst Inc. (Sycamore Springs).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, Jonathan Pembroke spoke in favor of Water & Sewer Plan Amendment WS-24-07 Linda Barrick Lebherz, Paul W. Barrick, Mark W. Barrick, and Oakhurst Inc. (Sycamore Springs).

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member M.C. Keegan-Ayer moved to reclassify 76.55 +/- acres from W-4/Dev, S-4/Dev to W-3/Dev, S3/Dev Tax Map 066C, Parcels 2108 and 2109, Property IDs #02-018594 and #02-018608. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-24-08

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Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-08 Bloomfields, LLC (Bloomfields, Section II).

Cross Examination was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, Kraig Walsleben spoke in favor of Water & Sewer Plan Amendment WS-24-08 Bloomfields, LLC (Bloomfields, Section II).

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member M.C. Keegan-Ayer moved to reclassify 127.3 acres from W-4/Dev, S-4/Dev to W-3/Dev, S-3/Dev Tax Map 048I, Parcel 0066 and Tax Map 057b, Parcel 0026 Property IDs #02-466384 and #02-466392. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

WS-24-10

Karin Flom and Andrew Stine briefed the Council on Water & Sewer Plan Amendment WS-24-10 International Church of the Foursquare Gospel (New Life Church).

Cross Examination was heard from:

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- None.

With no further comments, Council President Brad Young closed Cross Examination.

On behalf of the applicant, Tim Wesley Poss spoke in favor of Water & Sewer Plan Amendment WS-24-10 International Church of the Foursquare Gospel (New Life Church).

Cross Examination of the applicant was heard from:

- None.

With no further comments, Council President Brad Young closed Cross Examination.

Public Comment was heard from:

- None.

With no further comments, Council President Brad Young closed Public Comment.

Council Member Keegan-Ayer moved to reclassify 21.10 acres from MU to W-4/Dev Tax Map 76F, Parcel 460 Property ID #23-438852. Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/Abstain/Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

First Reading Calendar:

a) Amendment to Frederick County Uniformed Employees Retirement Plan – Deferred Retirement Option Program – Council President Brad Young

Council President Brad Young introduced Amendment to Frederick County Uniformed Employees Retirement Plan – Deferred Retirement Option Program.

Council President Brad Young passed the gavel to Council Vice President Kavonté Duckett in order to make a motion.

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Third Reading Calendar:

a) Bill 24-17 - Amendments to Ch. 1-19 of the Frederick County Code - Zoning Ordinance - Update Certain Definitions & Add New Definitions – Council President Brad Young

Council President Brad Young moved to approve Bill 24-17 - Amendments to Ch. 1-19 of the Frederick County Code - Zoning Ordinance - Update Certain Definitions & Add New Definitions. Council Member Mason Carter seconded the motion.

Council Member Mason Carter moved to approve amendment 1 to Bill 24-17.

AMENDMENT 1 on Bill No. 24-17

Introduced By: Council Member Mason Carter (District 5)
Council Member Steve McKay (District 2)
Council Vice President Kavonté Duckett (District 4)
Council President Brad Young
Introduction Date: November 19, 2024
Adopted/Rejected/Withdrawn: **Adopted**

AN ACT Amend Chapter 1-19 of the Zoning Ordinance to Update Certain Existing Definitions and Add New Definitions.

On Exhibit 1, it is hereby amended as follows:

§ 1-19-11.100. DEFINITIONS.

TENANT FARMHOUSE. A SINGLE-FAMILY DETACHED DWELLING OR A SEPARATE DWELLING UNIT WITHIN THE PRINCIPAL STRUCTURE LOCATED ON A FARM. [An accessory residential dwelling used exclusively for the housing of persons who are actively and currently working on the farm.]

Council Member Renee Knapp seconded the motion that passed 6-0-1, with Council Member Steve McKay absent.

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Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

With amendment 1 to Bill 24-17 passing, the Council returned to the original motion with the inclusion of amendment 1 that passed 6-0-1, with Council Member Steve McKay absent.

Council Members	Aye	Nay	Absent/ Abstain/ Present
District 1 – Donald	X		
District 2 – McKay			X
District 3 – Keegan-Ayer	X		
District 4 – Duckett	X		
District 5 – Carter	X		
At Large – Knapp	X		
Presiding Officer – Young	X		

Council President Brad Young regained the gavel in order to once again preside.

Workshop - Proposed Bill - Siting Requirements to Apply to Critical Digital Infrastructure Facilities - Stakeholder Feedback – Council Member Renee Knapp

Victoria Venable (Legislative Director) and Mike Wilkins (Director Development Review) briefed the Council on Proposed Bill - Siting Requirements to Apply to Critical Digital Infrastructure Facilities - Stakeholder Feedback.

The Council paused the workshop at 7:00 pm in order to have the Second Reading calendar.

Second Reading Calendar:

- a) Bill 24-19 - Amendments to Ch. 1-13-34 of the Frederick County Code - Local Program for the Preservation of Critical Agricultural Land - Amendments to Ch. 1-13-34 of the Frederick County Code - Local Program for the Preservation of Critical Agricultural Land – Council President Brad Young on behalf of the Administration

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Public Comment was heard from:

- Denny Remsburg

With no further comments, Council President Brad Young closed Public Comment.

**Continuation of Workshop - Proposed Bill - Siting Requirements to Apply to
Critical Digital Infrastructure Facilities - Stakeholder Feedback – Council Member
Renee Knapp**

Victoria Venable (Legislative Director) and Mike Wilkins (Director Development Review) continued briefing the Council on Proposed Bill - Siting Requirements to Apply to Critical Digital Infrastructure Facilities - Stakeholder Feedback.

At 7:15 p.m., Council President Brad Young passed the gavel to Council Vice President Kavonté Duckett and exited the meeting. Council Vice President Kavonté Duckett presided over the remainder of the meeting.

Public Comment

Public Comment was heard from:

- Meghan Spyger
- Ron Cramer
- Michael Morse
- Andrea Clesching
- Kevin Lancaster
- Karen Cannon
- Kraig Walsleben
- Jeff Semansky

With no further comments, Council President Brad Young closed Public Comment.

Council Member Comments

Council Member comments were provided.

Upcoming Meetings

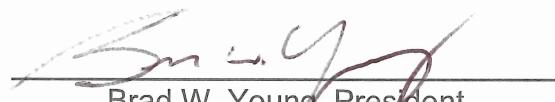
- Tuesday, November 26, 2024 – No Meeting – Thanksgiving Break
- Tuesday, December 3, 2024 – Legislative Day

Adjourn

The meeting adjourned at 8:08 p.m.

FINAL

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Brad W. Young, President
County Council