PLANNING COMMISSION AGENDA

March 9, 2015
Revised March 3, 2015

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **February 9, 2015** Planning Commission Meeting Minutes
Approval of the **February 17, 2015** Planning Commission Workshop Minutes
Approval of the **March 6, 2015** Pre-Planning Commission Minutes

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III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. MISCELLANEOUS:

A. Planning Commission Officer Elections

B. PC12-836FSU, Final Subdivision Plat, West Park Village Lot 1, Block A

The Applicant is requesting approval of a nine month extension to the conditions of approval for the final subdivision plat assigned on March 10, 2014. **(NAC #)(Mark)**

C. PC15-050PCM, Fence Modification, Nicodemus/Eastchurch PND

The Applicant is requesting approval of a fencing plan which includes modifications from the standards of Sections 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges* for the Eastchurch community in accordance with the Section 410, *Planned Neighborhood Development.* **(NAC #7)(Reppert)**

VI. NEW BUSINESS

D. PC14-911FSU, Final Subdivision Plat, Frederick Trading Company Subdivision, Lots 1-4

The Applicant is requesting final subdivision plat approval to subdivide the 22 acre property at the corner of MD Route 26 and Monocacy Boulevard into four lots in accordance with the previously approved preliminary subdivision plat for the site. **(NAC #4)(Reppert)**

E. PC14-918FSI, Final Site Plan, Union Mills

The Applicant is requesting final site plan approval for the rehabilitation and expansion of the existing structure located at 340 East Patrick Street. The Applicant is proposing a 5,661 square foot third-story addition.

The Applicant is also requesting modifications to Section 601, *Access Management*, Section 605, *Landscaping Standards*, and Section 607, *Parking and Loading Standards* of the Land Management Code (LMC). **(NAC #12)(Mark)**

F. PC14-919FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Union Mills

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in association with the final site plan application. The Applicant is proposing to pay a fee in lieu afforestation totaling $2,221.50. **(NAC #12)(Mark)**

G. PC14-811FSI, Final Site Plan, Sinclair Way

The Applicant is requesting final site plan approval for the construction of seven multifamily buildings containing a total of 71 units at 447 West South Street and 348 West Patrick Street.

The Applicant is also requesting modifications to Sections 607 and 803 of the Land Management Code (LMC), entitled *Parking and Loading Standards*, and *Accessory Uses and Structures*, respectively **(NAC #11)(Reppert)**

H. PC14-827FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Sinclair Way

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in association with the final site plan application. The Applicant is proposing to pay a fee in lieu afforestation totaling $3,659.04. **(NAC #11)(Reppert)**

I. PC14-640PND, Master Plan, Belle Air Farm

The Applicant is requesting master plan approval for a Planned Neighborhood Development located on the west side of Baughman's Lane. The proposed development will contain a maximum of 220 residential units and adaptive reuse of the historic structures on site.

The Applicant is also requesting approval of modifications to Section 405, *Dimensional and Density Regulations,* and Section 608 of the Land Management Code (LMC) entitled *Parks and Open Space.*

This is the first of two required public hearings **(NAC #5) (Reppert)**

Approved for release by L Ollard on 3/3/2015

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.