

**Planning Commission Hearing Minutes
May 11, 2015**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Alderman Russell Kate McConnell Barbara Nicklas Andrew Brown Arlene Perkins		Gabrielle Collard -Division Manager for Current Planning Scott Waxter- Assistant City Attorney Brandon Mark – City Planner Pam Reppert – City Planner Devon Hahn – City Traffic Engineer Lea Ortiz – Office Manager

I. ANNOUNCEMENTS:

Ms. Collard stated that the Planning Commission workshop agenda is on the city website and meeting is Monday, May 18th at 2 p.m. for anyone who would like to attend.

Approval of the **April 13, 2015** Planning Commission Meeting Minutes as published:

MOTION: Commissioner McConnell.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

Approval of the **April 20, 2015** Planning Commission Workshop Minutes as published:

MOTION: Commissioner Nicklas.
SECOND: Alderman Russell.
VOTE: 5-0.

Approval of the **May 8, 2015** Pre-Planning Commission Meeting Minutes as amended:

MOTION: Commissioner McConnell.
SECOND: Alderman Russell.
VOTE: 4-1. (Commissioner Brown abstained)

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.)

A. PC14-1047FSCB, Combined FSD/PFCP, Chesaco RV

- B. PC15-048FSI, Final Site Plan, North Side Water Tank
- C. PC15-051FSCB, Combined FSD/PFCP, North Side Water Tank
- D. PC15-290FSCB, Combined FSD/PFPC, Clerestory Park

MOTION: Commission McConnell moved to approve consent agenda items A-D.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

V. **CONTINUANCES:**

- E. PC15-049FSI, Final Site Plan, Waverley View

MOTION: Commission McConnell moved for a 30 day continuance to the June 8, 2015 for PC15-049FSI, Waverley View.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

- F. PC14-1037FSU, Final Subdivision Plat, Worman's Mill Lot 8RR, Section 1

MOTION: Commissioner McConnell moved for a 30 day continuance to the June 8, 2015 for PC14-1037FSU, Worman's Mill Lot 8RR, Section 1.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

- L. PC15-109ZMA, Zoning Map Amendment, Summers Farm

MOTION: Commissioner McConnell moved for a 30 day continuance to the June 8, 2015 for PC15-109ZMA, Map Amendment for Summers Farm.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

- M. PC09-064ANX, Annexation Amendment, Summers Farm

MOTION: Commissioner McConnell moved for a 30 day continuance to the June 8, 2015 for PC09-064, Annexation Amendment for Summers Farm.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

VI. **NEW BUSINESS:**

- G. PC14-1046FSI, Final Site Plan, Chesaco RV

Ms. Marsh entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner McConnell moved to approved PC14-1046FSI finding that the applicant must supply the appropriate FAA approval documentation prior to the issuance of improvement plan permits.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

H. PC14-982FSI, Final Site Plan, Chick-fil-A

Planning Commission Action Per Section 607, Table 607-1:

MOTION: Commissioner McConnell moved for the approval of a modification to Section 607, Table 607-1 Parking Schedule to permit a maximum of 59 parking spaces with the 3 conditions to be met as read into the record by staff.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

Planning Commission Action for PC14-982FSI:

MOTION: Commissioner McConnell moved to approve final site plan PC14-982FSI for Chick-fil-A with the 7 conditions to be met as read into the record by staff plus two additional conditions as 8) the traffic control signs on site shall comply with the MUTCD and 9) to add a note that the bicycle racks shall be the inverted U style.
SECOND: Commissioner Nicklas.
VOTE: 5-0.

I. PC15-207MU, Master Plan, Spring Bank

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

This is the first of two required public hearings, so no vote was taken.

J. PC15-202MU, Master Plan, Bowersox

Ms. Reppert entered the entire staff report into the record. The Applicant is requesting a modification to Section 417, Table 417-1, Uses, Densities/Intensities and Land Allocation, to reduce the non-

residential land use area to 0% and increase the residential to 79%. There was no public comment on this item.

Planning Commission Action:

This is the first of two required public hearings, so no vote was taken.

K. PC15-171ZMA, Zoning Map Amendment, 419 W. South Street (Former Frederick County Jail/Rescue Mission)

Ms. Martinkosky entered the entire staff report into the record. There was public comment on this item.

Arnold Farlow, Frederick Rescue Mission spoke briefly about the history of the Frederick Rescue Mission. He stated that there are not any historical assets that need to be preserved or cared for. He feels the use of the property should take precedence over what historic preservation values there are. Mr. Farlow said that placing the Historic Overlay on the property would burden the mission and opposes of the request.

Michael Proffitt, Proffitt & Associates, stated that he feels that this is a misapplication. He added that they have reviewed the backup documents attached to the staff report and feel that they are little shallow. He opposes the request.

Planning Commission Action:

MOTION: Commissioner McConnell moved for a positive recommendation to the Mayor & Board of Aldermen to apply a Historic Preservation Overlay (HPO) zone to the Former Frederick County Jail (now Frederick Rescue Mission) at 419 W. South Street. This former jail complex possesses the significance and historic integrity to meet the Criteria A, D(1), and D(2) for designation and the proposed HPO is consistent with the City's Comprehensive Plan, Historic Resource Element 5 & 6 and the Frederick National Historic District is identified as an area eligible for HPO designation. The Planning Commission supports the expansion existing Frederick Town Historic Preservation Overlay District by adding this property to the district if the opportunity should arise.

SECOND: Commissioner Nicklas.

VOTE: 4-1. (Commissioner Brown opposed)

Meeting adjourned approximately 8:25 p.m.

Respectfully Submitted,

Carreanne Eylar
Administrative Assistant