

**Planning Commission Hearing Minutes
November 9, 2015**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Alderman Russell Barbara Nicklas Arlene Perkins	Kate McConnell	Joe Adkins- Deputy Director for Planning Gabrielle Collard -Division Manager for Current Planning Jackie Marsh – City Planner Pam Reppert – City Planner Brandon Mark – City Planner Scott Waxter- Assistant City Attorney Devon Hahn – City Traffic Engineer Carreanne Eyler – Administrative Assistant

I. ANNOUNCEMENTS:

Ms. Collard stated that the Planning Commission Workshop will be held on Monday, November 16th at 2 p.m. at the Annex Building for interested parties who would like to come.

Approval of the **October 12, 2015** Planning Commission Meeting Minutes as published:

MOTION: Commissioner Perkins.

SECOND: Commissioner Nicklas.

VOTE: 3-0.

Approval of the **October 19, 2015** Planning Commission Workshop Minutes as published:

MOTION: Commissioner Nicklas.

SECOND: Commissioner Perkins.

VOTE: 3-0.

Approval of the **November 6, 2015** Pre-Planning Commission Meeting Minutes as published:

The Planning Commission Pre-Planning Commission Meeting minutes were tabled until the December 15, 2015 Planning Commission Hearing.

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. **CONTINUANCES:**

A. **PC15-653FSI, Final Site Plan, Monocacy Substation**

Planning Commission Action:

MOTION: Commissioner Nicklas moved to continue PC15-653FSI, Monocacy Substation, to the December 15, 2015 Planning Commission Hearing.

SECOND: Commissioner Perkins.

VOTE: 3-0.

VI. **OLD BUSINESS:**

B. **PC15-120PND, Master Plan, The Preserve at Tuscarora**

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

Planning Commission Action Per Section 405, Table 405-1:

MOTION: Commissioner Perkins moved for the approval of the modification to Section 405, Table 405-1, Dimensional Regulations for the following:

- To reduce the minimum lot size for single family units from 6,000sf to 5,400sf.
- To reduce the minimum lot frontage for single family units from 50' to 20' to accommodate tapered lots.
- To modify the minimum side yard for single family units from 8' to 5'.
- To add a street side setback for single family units of 15'.
- To reduce the minimum front yard setback for rear garage townhome units from 15' to 12'.
- To reduce the minimum rear yard setback for rear garage townhome units from 25' to 20'.
- To reduce the minimum rear yard setback for front garage townhome units from 15' to 12'.
- To increase the Impervious Surface Ratio (ISR) for townhome units from 0.5 to 0.7.
- To increase the Impervious Surface Ratio (ISR) for single-family units from 0.5 to 0.6.

based on the finding that the lots do not front on an arterial street or located adjacent to a major arterial, railroad, multi-family, commercial, industrial or other nonresidential area mandating strict adherence to the street setback or minimum lot size. Additionally, the buildings will not exceed the height restriction of adjoining zoning districts or 90 feet in height. The modifications provide flexibility to use units that are alley loaded, increase density and create a more pedestrian oriented environment and reduce block lengths.

SECOND: Commissioner Nicklas.

VOTE: 3-0.

Planning Commission Action Per Section 410(g)(3):

MOTION: Commissioner Perkins moved for the approval of a modification to City Standard Street Detail S-17 to allow two 11' lands, 8' parallel parking on both sides and 5' sidewalks within a 50' right of way only for the use in the Rear-Garage Townhome section of the PND with the 4 findings of fact as read into the record by staff.

SECOND: Commissioner Nicklas.

VOTE: 3-0.

Planning Commission Action PC15-120MU:

MOTION: Commissioner Nicklas moved for the approval of PC15-120MU in accordance with Section 410 and applicable provisions of the Land Management Code and with the 3 conditions to be met as read into the record by staff.

SECOND: Commissioner Perkins.

VOTE: 3-0.

C. PC15-389FSI, Final Site Plan, Tranquility of Fredericktowne

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

Planning Commission Action:

MOTION: Commissioner Nicklas moved to approve PC15-389FSI based on the compliance with all of the applicable sections of the LMC and with the two conditions to be met as read into the record by staff.

SECOND: Commissioner Perkins.

VOTE: 3-0.

D. PC15-568FSI, Final Site Plan, Sinclair Way

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

Planning Commission Action Per Section 607(d)(2):

MOTION: Commissioner Nicklas moved for approval of a modification for Section 607(d)(2) "Offsite Parking" to satisfy the project parking requirement based on meeting the section criteria and the compensating benefits of the development with the three findings of facts as read into the record by staff.

SECOND: Commissioner Perkins.

VOTE: 3-0.

Planning Commission Action PC15-568FSI:

MOTION: Commissioner Perkins moved to approve PC15-568FSI based on the compliance with all of the applicable sections of the LMC and the MPDU Ordinance finding that the site will be adequately served by public facilities with the eight (8) conditions to be met as read into the record by staff.

SECOND: Commissioner Nicklas.

VOTE: 3-0.

E. Land Management Code (LMC) Updates:

Mr. Adkins briefly explained that staff and other parties met with Environmental Resource Management (ERM) to review the six areas of concern of the LMC and introduced Clive Graham with ERM to discuss the process they will use to get results to help in the areas of concern to make the LMC. There was no public comment on this item.

Meeting adjourned approximately 7:25 p.m.

Respectfully Submitted,

Carreanne Eyer
Administrative Assistant

APPROVED 12-15-2015