



PLANNING COMMISSION AGENDA

February 8, 2016

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **January 11, 2016** Planning Commission Meeting Minutes
Approval of the **January 19, 2016** Planning Commission Workshop Minutes
Approval of the **February 5, 2016** Pre-Planning Commission Minutes

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. OLD BUSINESS

A. PC14-989FSL, Final Site Plan, Monocacy Center

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting approval of a final site plan for 552 residential units and approximately 19,000 square feet of commercial space.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #4)(Reppert)

VI. NEW BUSINESS

B. PC15-823FSI, Final Site Plan, Costco Fuel Facility and Tire Center Expansion

The Applicant is requesting final site plan approval for the expansion of the Costco at 10 Monocacy Blvd. The Applicant is proposing four new pumps and a 1,280 square foot addition to the main building.

The Applicant is also requesting a modification to Section 607, *Parking and Loadings Standards*, and Section 863 of the Land Management Code (LMC) entitled *Shopping Centers and Big Box Stores*. (NAC #11)(Collard)

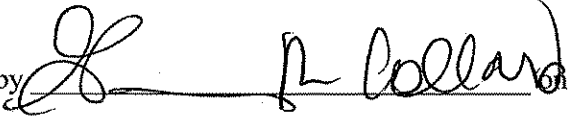
C. PC15-825FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Costco Fuel Facility and Tire Center Expansion

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the expansion of the facility at 10 Monocacy Blvd. The Applicant is proposing to pay a fee in lieu of \$24,698.52.
(NAC #11)(Collard)

D. PC15-917FSI, Final Site Plan, Monocacy Water Treatment Plant

The Applicant is requesting final site plan approval for the expansion of the existing water treatment facility at 1950 N Market Street.

The Applicant is also requesting a modification to Section 605 of the Land Management Code entitled, *Landscaping Standards*. (NAC #4)(Collard)

Approved for release by  R. Collard 2/1/2016

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.