

**Planning Commission Hearing Minutes**  
**DATE: November 14, 2016**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
<b>Alderman Kelly Russell</b> <b>Barb Nicklas</b> <b>Arlene Perkins</b> <b>Ron Burns</b> <b>Alan Imhoff</b>	<b>Katie Isaac</b>	<b>Gabrielle Collard, Division Manager of Current Planning</b> <b>Pam Reppert, City Planner</b> <b>Timothy Davis, Transportation Planner</b> <b>Cherian Eapen, Traffic Engineer</b> <b>Scott Waxter, Assistant City Attorney</b> <b>Jessica Murphy, Administrative Assistant</b>

**I. ANNOUNCEMENTS:**

Commissioner Nicklas introduced Alan Imhoff as the new Alternate Member for Planning Commission.

**II. APPROVAL OF MINUTES:**

Approval of the **October 10, 2016** Planning Commission Minutes as amended:

**MOTION: Commissioner Perkins**

**SECOND: Commissioner Burns**

**VOTE: 3-0. (Commissioner Nicklas & Commissioner Imhoff Abstained)**

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Approval of the **October 17, 2016** Workshop Minutes as amended:

**MOTION: Commissioner Perkins**

**SECOND: Commissioner Burns**

**VOTE: 4-0. (Commissioner Imhoff Abstained)**

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Approval of the **November 10, 2016** Pre-Planning Commission Minutes as amended:

**MOTION: Commissioner Perkins**

**SECOND: Commissioner Imhoff**

**VOTE: 5-0.**

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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”.*

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**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. PC16-694FSI, Final Site Plan, AstraZeneca**

**PLANNING COMMISSION ACTION:**

**MOTION:** Commissioner Burns moved to approve the consent agenda.

**SECOND:** Commissioner Imhoff

**VOTE:** 5-0.

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**B. PC16-703FSU, Final Subdivision Plat, Kline's Resubdivision**

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

Dave Cook of 13 E. All Saints Street is concerned that the rear access to his property is going to be cut off. Mr. Cook is suggesting the Commission hold off on approving this project until a clearer plan is in place for the property.

Planning Commission determined that Mr. Cook's concern were not material to the action being taken with the final subdivision plat.

**PLANNING COMMISSION ACTION:**

**MOTION:** Commissioner Burns moved to approve PC16-703FSU in accordance with Section 507 and Articles 4, 6, 7, & 8 of the LMC finding consistency with the Comprehensive Plan and APFO with the conditions read in by staff.

**SECOND:** Commissioner Perkins

**VOTE:** 5-0.

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**C. PC16-795FSU, Final Subdivision Plat, 520 N. Market Street**

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

**PLANNING COMMISSION ACTION:**

**MOTION:** Commissioner Imhoff moved to approve PC16-795FSU based on compliance with all applicable standards of the LMC, including Section 507 and the applicable standards of Articles 4, 6, 7, & 8, as well as compatibility with the goals and objectives of the Housing Element of the 2010 Comprehensive Plan with the conditions read in by staff.

**SECOND:** Commissioner Perkins

**VOTE:** 5-0.

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**D. PC16-699FSI, Final Site Plan, Aldi Expansion**

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

**PLANNING COMMISSION ACTION Per Section 601(e):**

**MOTION:** Commissioner Perkins moved to approve a modification to Section 601(e) for the minimum number of access points to the property at 8751 Gas House Pike, PC16-699FSI, to allow the continued use of the one entrance at the Aldi Warehouse distributing facility based on the 3 findings read into the record by staff.

**SECOND:** Commissioner Imhoff

**VOTE:** 5-0.

**PLANNING COMMISSION ACTION Per Section 605:**

**MOTION:** Commissioner Perkins moved to approve a modification to Section 605, Table 605-3 at the Aldi Warehouse, 8751 Gas House Pike, PC16-699FSI for additional screening to achieve the Level III requirement for property lines between MXE uses and residential uses based on the 3 findings read into the record by staff.

**SECOND:** Commissioner Imhoff

**VOTE:** 5-0.

**PLANNING COMMISSION ACTION PC16-699FSI:**

**MOTION:** Commissioner Perkins moved to approve Final Site Plan PC 16-699FSI for the expansion of the existing Aldi Warehouse facility at 8751 Gas House Pike based on consistency with the approved master plan and finding that it meets criteria outlined in Section 309(a) of the LMC which includes compliance with the applicable standards of article 4,5,6,7, 8 and 12 of the LMC and in conformance with the Comprehensive Plan , and the finding that the site will adequately serve by public facilities including roads and water and sewer line infrastructure with the conditions read into the record by staff.

**SECOND:** Commissioner Imhoff

**VOTE:** 5-0.

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**E. PC16-527ZMA, Conditional Rezoning Map Amendment, Monocacy Gateway**

**F. PC16-528MP, Mixed Use Master Plan, Monocacy Gateway**

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

Jeannette Bartelt at 530 Ellrose Court asked what APFO stood for and questioned the mitigation agreement for the school construction fees. Ms. Bartelt is concerned with schools already being at capacity that the construction of the project will cause more overcrowding and feels the applicant should pay for a new school to be built on the property and not just pay a fee. Ms. Bartelt also has concerns about the fee being paid not to include low income housing in the project and feels the applicant should be including low income housing. Ms. Bartelt is also concerned with the overcrowding of the new houses and feels it will not allow enough parkland area for children to play.

Tom Keller of 405 Geronimo Court and also a Board Member of the HOA for Rivercrest I. Mr. Keller is concerned about the property being zoned residential and about the density. Mr. Keller mentioned the concern for only having 4 percent of single family homes versus the 23 percent average stated in the discussion between the applicant and the commission. Mr. Keller asked what the retention rate would be for the 38 single family homes. He also addressed concerns about the parkland the residents have and their existing easements that back up to the farm land. Mr. Keller also feels that the developer should not be able to use surrounding parks in the area for density. Mr. Keller questions the motivation for the development and is very concerned about the density and parkland.

Terry LaScola of 422 Mohican Drive Rivercrest II HOA President and Participant in NAC#7, addressed concerns about density and about the roads handling extra traffic after the development if something is not corrected with the roads prior to building. She advises the main concern is the density and parkland. The HOA wants 30 percent of the development to be single family homes. Ms. LaScola advised the HOA is okay with industrial development, but if it becomes residential they want less density. Ms. LaScola advised they also do not want a runway running up into their homes.

This is the first of two required hearings and as such, no action is necessary at this time.

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**Meeting adjourned at 8:48pm**

Respectfully Submitted,

Jessica Murphy  
Administrative Assistant