

Planning Commission Hearing Minutes
DATE: September 11, 2017

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair		Gabrielle Collard, Division Manager of Current Planning
Arlene Perkins – Vice Chair		Cherian Eapen, Traffic Engineer
Kelly Russell – Alderman & Secretary		Scott Waxter, Assistant City Attorney
Ron Burns		Pam Reppert, City Planner
Katie Isaac		Tierre Butler, City Planner
Alan Imhoff – Alternate		Jessica Murphy, Administrative Assistant

I. ANNOUNCEMENTS:

Ms. Collard advised the Planning Commission and the public that the Workshop Agenda with attachments would be available online on Tuesday, September 12, 2017.

II. APPROVAL OF MINUTES:

Approval of the **August 14, 2017** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Commissioner Imhoff

VOTE: 4-1. Commissioner Burns Abstained.

Approval of the **August 21, 2017** Planning Commission Workshop Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Commissioner Imhoff

VOTE: 5-0.

Approval of the **September 8, 2017** Pre-Planning Commission Minutes as amended:

MOTION: Commissioner Perkins

SECOND: Commissioner Imhoff

VOTE: 5-0.

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. PC17-527FSI, Final Site Plan, Frederick County Health Department

MOTION: Commissioner Burns moved to approve of final site plan PC17-527FSI in accordance with the applicable provisions of Articles 4, 6, 7, and 8 of the LMC and all other provisions incorporated therein, based on the findings that the site plan is adequately served by public facilities, for the proposal of 41 additional parking spaces on the eastern side of the existing Health Department building.

SECOND: Commissioner Imhoff

VOTE: 5-0

V. NEW BUSINESS:

B. PC17-623PCM, Fence Modification, Waverley View

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

MOTION: Commissioner Perkins moved to approve modification PC17-623PCM for the construction of vinyl fence, 3' in height along public right-of-ways, based on compliance with the modification criteria established under Section 309(j) and Section 821(d) of the LMC and plan as presented.

SECOND: Commissioner Imhoff

VOTE: 5-0

C. PC17-362ZTA, Zoning Text Amendment, Age Restricted Community Development (ARCD)

Alderman Russell arrived at the Hearing and Commissioner Imhoff's resumed his role as alternate.

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

Mary Lou Blessing of 500 Pearson Circle, commented that the ARCD was well done but had a comment about the Infrastructure standards and recommend that it read, "Land dedication for public schools may not be required" instead of, "Land dedication for public schools will be required," so as to allow for flexibility in the future.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved to send a positive resolution from the Planning Commission to the Mayor and Board of Aldermen for the proposed amendments to the LMC to create an ARCD development technique with the following items to be addressed in subsequent draft ordinance finding that the proposed text amendment supports the Land Use, Community Character and Design, Municipal Growth, and Housing elements of the 2010 Comprehensive Plan and that it consistent with the language of the existing regulations.

1. That paragraph 4I2(d)(3) be revised to indicate that single family units will comply with Class B design requirements and that multifamily units will comply with Class A standards and that Section 407 be revised accordingly.

SECOND: Commissioner Perkins

VOTE: 5-0

D. PC11-805ANX, Annexation Amendment, Crum Farm

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

Mary Lou Blessing of 500 Pearson Circle is concerned about residents of Homewood crossing Willow Road with traffic now as well as when it will increase with the new development. She also is concerned with how the development will be regulated to ensure only individuals who are 18+ will be residing there. Mrs. Blessing is concerned with the draft resolution in reference to traffic and would prefer individuals to travel on Opposumtown Pike. Her other concern is about including schools in the resolution.

Jerry Blessing of 500 Person Circle is concerned about the traffic in the area and advised that he drove around the area taking pictures of the traffic in the area. He advised that it's challenging to get from Route 15 to Biggs Ford Rd and to get from Biggs Ford Rd. to Sundays Lane. Mr. Blessing advised traffic is a big challenge now and that the roads are not sufficient to handle the traffic that will come from the new development. Mr. Blessing provided the photos he took to the Planning Commission and they were entered into the record.

Norm Huddy of 409 Pearson Blvd. is concerned with how residents of the new development will all access Route 15. He advised that all of the roads surrounding the area are country roads and won't handle more traffic. He advised the service road that exists today is not suitable for any amount of traffic. Mr. Huddy advised Homewood is still growing and he doesn't see how major improvements are not needed on the roads to sustain more traffic.

Betty Rossfeld of 9122 Bloomfield Rd. advises that her road is very dangerous due to speeders and that extra traffic will put stress on the road. She advises that improvements need to be made before the development is put in or someone is going to be seriously injured.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved that the Planning Commission recommend against the revision to the annexation proposed by the applicant finding that there is no provision for the implementation of the Biggs Ford interchange in the foreseeable future thus the inconsistency with the Comprehensive Plan.

SECOND: Commissioner Perkins seconded for further discussion

VOTE: 1-4 (Commissioner Isaac, Alderman Russell, Commissioner Nicklas, and Commissioner Perkins. opposed)

PLANNING COMMISSION ACTION:

MOTION: Alderman Russell moved to send a positive recommendation from the Planning Commission to the Mayor and Board of Aldermen for case PC11-805ANX Crum Farm Annexation Amendment with the following conditions:

1. That the second sentence of paragraph 7(d) of the draft ordinance be revised to indicate that the Applicant will construct a four-lane bridge as opposed to a two-lane bridge.
2. That the service road parallel to US 15 be constructed by the Applicant from the terminus of Willow Road to the Willowbrook Road extension with the timing of the opening of the connection between Willow Road and the service road to be determined by the City and that construction of the service road will commence at the 1,250th building permit and be completed by the 1,500th building permit.
3. That paragraph 7(g) be revised to indicate future access to Sunday's Lane will require approval by all applicable City, County, and State agencies.
4. That the last sentence of paragraph 7(f) as proposed in the draft resolution be deleted.
5. That paragraph 1(b) be revised to reference other City services provided by the City during the time period before taxes are due.

SECOND: Commissioner Perkins

VOTE: 3-2 (Commissioner Isaac and Commissioner Burns opposed)

Meeting approximately adjourned at 8:30pm

Respectfully Submitted,

Jessica Murphy

Administrative Assistant

APPROVED 10/9/2017