

Planning Commission Hearing Minutes
Date: April 13, 2020

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Ron Burns – Vice Chair Kelly Russell – Alderman & Secretary Joan Strawson Dorothy Menelas	Patrick Campbell- Alternate Member	Gabrielle Collard, Division Manager of Current Planning Joe Adkins, Deputy Director of Planning & Community Development Brandon Mark, Division Manager of Comprehensive Planning/Urban Development Scott Waxter, Assistant City Attorney Jessica Murphy, Administrative Assistant

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

Ms. Collard & Alderman Russell made the following announcements about upcoming events and opportunities:

- Planning Commission Workshop will resume online starting Monday, April 20, 2020. Materials for Workshop are available online at the City of Frederick website.
- Alderman Russell proposed a change to the Planning Commission rules and procedures to allow for virtual meetings as the rules and procedures don't specifically address it. Mr. Waxter advised that he has been working on language that he will continue to review and will share at the next workshop.

III. APPROVAL OF MINUTES:

Approval of the **March 9, 2020** Planning Commission Meeting Minutes as amended:

MOTION: Commissioner Burns

SECOND: Commissioner Strawson

VOTE: 5-0.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are 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:

VI. MISCELLANEOUS:

VII. OLD BUSINESS:

A. PC20-116ZMA, Zoning Map Amendment, 48 E. Patrick Street

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for a positive recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 48 E. Patrick Street to remove the Institutional (IST) floating zone, reinstating the Downtown Commercial/Residential (DB) zone while maintaining the Historic Preservation Overlay (HPO) finding that:

1. The IST district was not placed on the Property specifically for the current use of the Property;
2. The Property is used in accordance with the DB zone; and
3. The proposed reversion is in harmony with policies of the Land Use and Economic Development elements of the 2010 Comprehensive Plan.

SECOND: Commissioner Menelas

VOTE: 5-0.

B. PC20-117ZMA, Zoning Map Amendment, 54 E. Patrick Street

PLANNING COMMISSION ACTION:

MOTION: Commissioner Burns moved for a positive recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 54 E. Patrick Street to remove the Institutional (IST) floating zone, reinstating the Downtown Commercial/Residential (DB) zone while maintaining the Historic Preservation Overlay (HPO) finding that:

1. The Property is not, and has not been, used for purposes consistent with the IST zone;
2. The Property is used in accordance with the DB zone; and
3. The proposed reversion is in harmony with policies of the Land Use and Economic Development elements of the 2010 Comprehensive Plan.

SECOND: Commissioner Strawson

VOTE: 5-0.

C. PC20-102ZMA, Zoning Map Amendment, 100 and 102 E. Patrick Street

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for a positive recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 100-102 E. Patrick Street to remove the Institutional (IST) floating zone, reinstating the Downtown Commercial/Residential (DB) zone while maintaining the Historic Preservation Overlay (HPO) and the Carroll Creek Overlay (CCO) finding that:

1. The Property is not, and has not been, used for purposes consistent with the IST zone;
2. The Property is used in accordance with the DB zone; and
3. The proposed reversion is in harmony with policies of the Land Use and Economic Development elements of the 2010 Comprehensive Plan.

SECOND: Commissioner Menelas

VOTE: 5-0.

VIII. NEW BUSINESS: None

Meeting approximately adjourned at 6:30 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant

APPROVED 5/11/2020