

Planning Commission Hearing Minutes
Date: July 12, 2021

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Joan Strawson – Vice Chair Kelly Russell – Alderman & Secretary Shannon Sperati	Dorothy Menelas	Gabrielle Collard, Division Manager of Current Planning Joe Adkins, Deputy Director of Planning & Community Development Sherry Kelly, Planner II David Simon, Planner II Jessica Murphy, Administrative Assistant Cherian Eapen, Traffic Engineer Scott Waxter, Assistant City Attorney

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

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

- Planning Commission Workshop Monday, July 19, 2021, items will be available on the City of Frederick website.
- The NAC Planning Presentation is at 6pm also on the 19th.
- ZBA has two vacancies, and the city is accepting applications.

III. APPROVAL OF MINUTES:

To be approved at the July 29, 2021, hearing.

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:

- A. PC21-707ZTA, Text Amendment, Section 423, Historic Preservation**

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve a continuance to the August 9, 2021, Planning Commission hearing.

SECOND: Commissioner Sperati

VOTE: 5-0.

B. PC21-192ZMA, Zoning Map Amendment, Monocacy Boulevard Parcels C, E, and F

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved to approve a continuance to the September 13, 2021, Planning Commission hearing.

SECOND: Commissioner Sperati

VOTE: 5-0.

VI. MISCELLANEOUS:

C. PC16-436-05PND, Architectural Review, Sycamore Ridge Townhouses

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of the architectural elevations for the Tydings II, Single-family, attached (townhouse) unit in the Sycamore Ridge Planned Neighborhood Development.

SECOND: Commissioner Strawson

VOTE: 5-0.

VIII. NEW BUSINESS:

D. PC21-342FSI, Final Site Plan, Industrial Center East Lot 337

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of Final Site Plan PC21-342FSI for Industrial Center East – Lot 337 with the following conditions:

1. Revise the plan to show the location of the fire hydrant requested on the exhibit provided by the Fire Protection Engineer.

2. Revise General Note #5 under General Notes to correct the provided rear setback to reflect the distance from the roofed outdoor storage area to the rear property line.
3. Provide confirmation of the Form 7460-1 approval from the FAA and MAA and update General Note #16 under General Notes to reflect the approval date.
4. Revise General Note #17 under General Notes to include the case number for the Archeological Assessment Case #ARCH21-615 and the date that the letter of No Further Action was issued.
5. Revise General Note #22 under General Notes to include the dates of the APFO Certificates/Exemptions.
6. Provide the Surveyor's signature in the certification on Sheet 1 or remove it from the plan.

SECOND: Commissioner Sperati

VOTE: 5-0.

E. PC21-343FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Industrial Center East Lot 337

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of Combined Forest Stand Delineation and Preliminary Forest Conservation Plan PC21-343FSCB for Industrial Center East – Lot 337 with the following conditions:

1. The plan needs to be signed, dated, and stamped by landscape architect registered in the State of Maryland.

SECOND: Commissioner Strawson

VOTE: 5-0.

F. PC21-344PFCP, Preliminary Forest Conservation Plan, Bloomfields

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of the modification to Section 721(d)(2) to remove 11 specimen trees.

SECOND: Commissioner Strawson

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of Preliminary Forest Conservation Plan PC21-344PFCP with the following conditions:

1. Identify specimen tree #124 on the plan for removal.
2. Correct the Phasing tables to move Plant Area Lb – 0.70 acres to Phase 2a as shown on the plan.

SECOND: Commissioner Sperati

VOTE: 5-0.

G. PC21-341FSI, Final Site Plan, Aldi Warehouse

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of modification to Section 605(g), which requires that 10% of the interior area of a parking lot be landscaped.

SECOND: Commissioner Sperati

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of Final Site Plan PC21-341FSI for Aldi, with the following conditions to be met:

1. Correct the landscape notes as follows:
 - a. Section 605(c) number of trees from 450 to 470.
 - b. Section 605(f) number of required street trees is 15.
 - c. Verify the number of existing street trees along Gas House Pike frontage for the new total of street trees including the relocated tree.

SECOND: Commissioner Beattie

VOTE: 5-0.

H. PC21-328FSI, Final Site Plan, Spring Bank Lot 1A

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of the modification to Section 607, Table 607-4 *Minimum Off-Street Loading Spaces* as requested.

SECOND: Commissioner Strawson

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of the modification to Section 607(e)(1)(B), *Minimum Width for Access Drives* as requested.

SECOND: Commissioner Sperati

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of the modification to Section 601(d)(1) *Access Drive Design – Minimum curb cut width* as requested.

SECOND: Commissioner Sperati

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of the modification to Section 607(e)(2)(D) for *Parking Area Lighting* to allow for lighting/illumination to extend beyond the property boundary.

SECOND: Commissioner Strawson

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of Final Site Plan PC21-328FSI for Spring Bank Lot 1A with the following conditions to be met:

1. Correct the parking requirement in the table to indicate that the maximum parking for the main house $6,900/200 = 35$.
2. Revise the Modifications note on Sheet 1 of 6 to include the reference to Section 607(e)(2)(D) for parking lot lighting and to include the approval date of all modifications.

SECOND: Commissioner Beattie

VOTE: 5-0.

K. PC21-88FSI, Final Site Plan, The East Church Street Residences (605 E. Church Street Residences)

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of Final Site Plan PC21-88FSI for the East Church Street Residences with the following conditions of approval:

1. Receive approval from the Mayor and Board of Aldermen for the dedication of parkland to contain proposed forest conservation easements as depicted on PC21- 80PFCP.
2. Receive approval from the Mayor and Board of Aldermen for the payment amount required in lieu of 1.47 acres of parkland dedication and complete Note 3 under Site Plan Notes on Sheet 01.
3. Terminate the deed of easement L. 3096, f. 518 and execute a new easement to provide cross access between Property 1 and 2 and add the recording reference to the Site Plan Notes on Sheet 01.
4. Complete Note 21 under Site Plan Notes on Sheet 01 with the approval date of the preliminary forest conservation plan, PC21-80PFCP.
5. Add a note to the Sheet 01 of the plan stating that prior to the building permit issuance of the final plat providing the dedication of right of way for E. 7th Street, E. 5th Street, and Pine Avenue as depicted on the plan will be recorded.
6. Correct the zoning in Base Note 3 on Sheet 01.
7. Execute a Moderately Priced Dwelling Unit Payment Agreement and add the recording reference to Note 6 under Site Plan Notes on Sheet 01.
8. Receive approval by the MAA and FAA for the Form 7460 and complete Note 17 on Sheet 01.
9. Add a note to the plan that the hydrant along the street between Buildings 3 and 4 is to be located on the bump out and will be confirmed by the City Fire Engineer on improvement plans.
10. Revise the lighting plan to document that there will be no light spillover beyond the property line.
11. Update the Stormwater Development Plan to provide safe conveyance calculations and required temporary storage volume for bioswales ESD # 2 and #3 and obtain the Engineering Departments approval of the Development Plan.
12. Add a note stating that the archeological resources areas as identified in the Phase II Archeological Evaluation dated 5/21/2021 are subject to protection in place measures to be incorporated into the Improvement Plans.
13. Revise the pavement width shown on the detail on Sheet 01 for the cross-section for E. 7th Street to be increased from 41' to 42'.
14. The site plan must clearly show half-section E. 5th Street improvements along the project frontage and extending to E. Church Street beyond the project frontage on the north side of the centerline of the right-of-way.
15. The two garages at the western 7th Street entrance must be relocated or removed and replaced with appropriately located surface parking so as to maintain compliance with the minimum parking requirement and the intersection of the drive aisles in front of their current location be narrowed.
16. Label the wood pile and trailer in the existing forest conservation easements as "To Be Removed" and revise the label within the easements that reads "Ex. Fencing to Be Removed" to "Ex. Fencing to be Removed subject to review with the Final Forest Conservation Plan."
17. Remove the label and symbol for the bicycle resting station.

SECOND: Commissioner Sperati

VOTE: 5-0.

J. PC21-80PFCP, Preliminary Forest Conservation Plan, The East Church Street Residences (605 E. Church Street Residences)

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval for a modification to Section 607(e)(8), Parking Space Design, Turn Around Required, to allow cars to back into N. Maxwell Avenue.

SECOND: Commissioner Beattie

VOTE: 5-0.

Meeting approximately adjourned at 8:00 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant