

Planning Commission Hearing Minutes
Date: October 11, 2021

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Joan Strawson – Vice Chair Kelly Russell – Alderman & Secretary Dorothy Menelas Shannon Sperati Ronald Beattie – Alternate Member		Gabrielle Collard, Division Manager of Current Planning Joe Adkins, Deputy Director of Planning/Community Dev. Brandon Mark, Division Manager of Community Planning and Urban Design Sherry Kelly, Planner II Pam Reppert, Planner III Lisa Mroszczyk Murphy, Planner III Cherian Eapen, Traffic Engineer Scott Waxter, Assistant City Attorney Jessica Murphy, Administrative Assistant

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

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

- Planning Commission Workshop Monday, October 18, 2021, items will be available on the City of Frederick website.
- The NAC Planning Presentation is at 6pm also on the 18th.

III. APPROVAL OF MINUTES:

Approval of the **September 13, 2021**, Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner Strawson

SECOND: Commissioner Sperati

VOTE: 5-0.

Approval of the **September 20, 2021**, Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner Menelas

SECOND: Commissioner Sperati

VOTE: 5-0.

Approval of the **October 8, 2021**, Planning Commission Workshop Meeting Minutes as amended:

MOTION: Commissioner Sperati

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: N/A

VI. MISCELLANEOUS: N/A

VII. OLD BUSINESS:

A. PC21-948, 2020 Comprehensive Plan

PLANNING COMMISSION ACTION:

MOTION: Commissioner Menelas moved for a positive recommendation from the Planning Commission to the Mayor and Board to amend Chapters 3 and 4 of the 2020 Comprehensive Plan for minor revisions to Roadway Classification Map and the addition of a future Frederick County Public School Map.

SECOND: Commissioner Sperati

VOTE: 5-0.

VIII. NEW BUSINESS:

B. PC21-804FSU, Final Plat, 206 Broadway

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of Final Plat PC21-804FSU with the following conditions:

1. The parkland dedication fee of \$1,000.00 per unit created must be paid prior to final plat recordation.

SECOND: Commissioner Sperati

VOTE: 5-0.

C. PC21-181PSU/FSI, Combined Preliminary Plat and Final Site Plan, Spring Bank Lot 2A

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of a modification to LMC Section 601, Access Management, to reduce the separation distance from 150' to 102' between a local road and local road on a local road.

SECOND: Commissioner Menelas

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Menelas moved for approval of a modification to LMC Section 605(f)(4) Landscaping Standards to reduce the number of required street trees from 12 to 9.

SECOND: Commissioner Strawson

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of a modification to LMC Section 821(b)(4) Fences, Walls, and Hedges to increase the barrier fence height to 7 feet.

SECOND: Commissioner Sperati

VOTE: 5-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of Combined Preliminary Plat and Final Site Plan PC21-181PSU/FSI for Spring Bank Lot 2A with the following conditions to be met:

1. Revise the plan to show the 7' barrier fence along the rear property lines of Lots 1-8 and depict the proposed access easement for HOA maintenance.
2. Obtain Mayor and Board approval for fee-in-lieu of parkland amount to be paid and add the amount to Note 11.
3. Add a tree to fill in the open span in the tree line screening the barrier fence.
4. Edit Note 17 to add the LMC modification to Section 821 *Fences, Walls, and Hedges*.
5. Note 23, updated the APFO school certificate to full approval on June 22, 2021, and add the recording references of the school mitigation agreement.
6. Delete the road detail for 46' width modified standard detail 19a, which is not proposed as part of Spring Bank Way.
7. Private perpendicular parking must be fully outside the ROW by reducing the specific ROW detail to 30' wide and correct label to perpendicular parking.

SECOND: Commissioner Menelas

VOTE: 5-0.

D. PC21-802PFCP/FFCP, Preliminary Forest Conservation Plan and Final Forest Conservation Plan, Meadowbrooke

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved for approval of the Combined Preliminary Forest Conservation and Final Forest Conservation Plan PC21-802PFCP/FFCP with the following conditions:

1. In Sequence of Construction add that at least 50% of protective signage shall remain permanent.
2. In the Forest Conservation Proposal note, remove the word "Proposal".
3. Identify the sanitary sewer easements as County or City and provide missing recording references.
4. In the preparer certification note, remove "Forest Resource Ordinance," and replace with the City of Frederick Land Management Code Section 721.
5. Add to Note 5 the Annexation case and date, the final plat recording date and references and the Forest Stand Delineation case and approval date.

SECOND: Commissioner Strawson

VOTE: 5-0.

E. PC21-898ZMA, Zoning Map Amendment, 10-12 W. College Terrace

The owner and owners' legal representation for 10-12 W. College Terrace addressed the Planning Commission and expressed their opposition with the application.

Michelle Lee from Monrovia mentioned the bowling alley during the pandemic in reference to profits.

Mary S. from Hagerstown advised the bowling alley holds great memories, 1300 members are women, and is concerned about homes.

Patty Johnson of Frederick advised she is a bowler at Terrace Lanes. She advised the bowling alley is important to the community and it will devastate a lot of people if it closes.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Sperati moved to deny a positive recommendation from the Planning Commission to the Mayor and Board for PC21-898ZMA.

SECOND: Commissioner Nicklas

VOTE: 3-2. (Commissioner Menelas & Commissioner Strawson against)

Meeting approximately adjourned at 9:00 pm

Respectfully Submitted,

Jessica Murphy
Administrative Assistant

APPROVED 12/13/2021