

Planning Commission Hearing Minutes
Date: May 9, 2022

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Barbara Nicklas – Chair Joan Strawson – Vice Chair Ronald Beattie – Secretary Dorothy Menelas	Ben MacShane, Alderman	Gabrielle Collard, Division Manager of Current Planning Scott Waxter, Assistant City Attorney Jessica Murphy, Planner Technician Jennifer Van de Griek, Administrative Assistant

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

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

- Planning Commission Workshop Monday, May 16, 2022 at 2pm will be in-person, items will be available on the City of Frederick website.
- The Citywide Planning Division Community Outreach Meeting is also May 16th, at 6pm.

III. APPROVAL OF MINUTES:

Approval of the **February 14, 2022**, Planning Commission Meeting Minutes:

MOTION: Commissioner Beattie

SECOND: Commissioner Menelas

VOTE: 3-0. (Commissioner Nicklas abstained)

Approval of the **March 14, 2022**, Planning Commission Meeting Minutes

MOTION: Commissioner Beattie

SECOND: Commissioner Menelas

VOTE: 3-0. (Commissioner Strawson abstained)

Approval of the **April 11, 2022**, Planning Commission Meeting Minutes

MOTION: Commissioner Beattie

SECOND: Commissioner Menelas

VOTE: 4-0.

Approval of the **April 18, 2022**, Planning Commission Workshop Minutes

MOTION: Commissioner Beattie

SECOND: Commissioner Menelas

VOTE: 4-0.

Approval of the **May 6, 2022**, Planning Commission Pre-Planning Commission Meeting Minutes

MOTION: Commissioner Strawson

SECOND: Commissioner Beattie

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: N/A

VIII. NEW BUSINESS:

A. PC21-55PSU/FSI, Combined Preliminary Plat and Final Site Plan, Bloomfields Section 2

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of a modification to Section 821 Fences, Walls and Hedges for the height of the noise attenuation walls to exceed 6' for a maximum height of 12' above ground level.

SECOND: Commissioner Beattie.

VOTE: 4-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Menelas moved for approval of a modification of Section 611(k)(1) for Marsh Elder Court and Heartleaf Street to exceed the 350', the maximum length of a dead-end or cul-de-sac street, to 699+ in length.

SECOND: Commissioner Beattie.

VOTE: 4-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of a modification from Section 607(b)(1) Table 607-1 Parking Schedule, to reduce the number of parking spaces for townhouse units from two to 1.5 to support unit types VL-A and VL-B with one-car garages.

SECOND: Commissioner Beattie.

VOTE: 4-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Menelas moved for approval of modifications to Section 601, Table 601-2 for the separation standards between two local roads on a local road to 32' minimum and between two single-family or duplex driveways on a local road to a minimum of 2'.

SECOND: Commissioner Beattie.

VOTE: 4-0.

PLANNING COMMISSION ACTION:

MOTION: Commissioner Strawson moved for approval of the Combined Preliminary Plat and Final Site Plan for Section 2 of Bloomfields ARCD with the following conditions to be met:

1. Sheet 1, correct Table 601 to 32' minimum distance between two local roads on a local road.
2. Add note to plan that the attenuation/barrier fences will be maintained by the HOA and provide private access and maintenance easement agreements on the lots.
3. Remove the Heartleaf Street connection to the service road and provide a turnaround to accommodate emergency vehicles.
4. Remove the future pedestrian path connections through the Linear Park to be determined by the City of Frederick.
5. Obtain the Post Office and Engineering approval of mailbox locations and provide the landscaping sheets for their review.
6. Show access and maintenance easements on private properties for any mailbox or trash locations, if applicable.
7. Provide the details of the mailbox and the combined trash and mailbox pads on the plan to include measurements on Sheet 69.
8. Update APFO Note 17, if applicable.
9. Address the County Division of Water and Sewer Utilities comments attached.
10. Revise Sheet 72 to reflect the updated Street Connectivity Ratio after eliminating the Heartleaf Drive and the Section 3 right-in/right-out on Willowbrook Road.
11. Revise the sound attenuation wall on the lots at the terminus of Silver Leaf Drive and Lamplighter Drive to be one continuous wall parallel to US Route 15.
12. Provide additional landscaping along the sound attenuation walls with a mature height proportional to the height of the wall.

SECOND: Commissioner Beattie.

VOTE: 4-0.

B. PC21-641FSI, Final Site Plan, Overlook East (Wayside Apartments)

PLANNING COMMISSION ACTION:

This is the first of two required public meetings.

Meeting approximately adjourned at 7:50 pm

Respectfully Submitted,

Jennifer Van de Griek
Administrative Assistant

APPROVED 5/13/22