

Planning Commission Hearing

Minutes

February 14, 2011

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash	Josh Bokee	Gabrielle Dunn-Division Manager for Current Planning
Alderman Russell	Elisabeth Fetting	Joe Adkins-Deputy Director for Planning
Steve Stoyke		Nick Colonna-Comprehensive Planner
Gary Brooks		Jeff Love-City Planner
		Pam Reppert-City Planner
		Devon Hahn-City Traffic Engineer
		Scott Waxter-Assistant City Attorney
		Carreanne Eyler-Administrative Assistant

•I. **Announcements:**

II. **Approval of Minutes:**

Approval of the **December 20, 2010** Planning Commission Minutes as amended:

MOTION: Commissioner Brooks.

SECOND: Alderman Russell.

VOTE: 2-0. (Commissioner Nash & Commissioner Stoyke abstained)

Approval of the **January 10, 2011** Planning Commission Minutes as amended:

MOTION: Commissioner Stoyke.

SECOND: Alderman Russell.

VOTE: 3-0. (Commissioner Brooks abstained)

Approval of the **January 18, 2011** Preplanning Commission Minutes as amended:

MOTION: Commissioner Brooks.

SECOND: Commissioner Stoyke.

VOTE: 3-0. (Alderman Russell abstained)

Approval of the **February 11, 2011** Preplanning Commission Minutes as amended:

MOTION: Commissioner Brooks.

SECOND: Alderman Russell.

VOTE: 3-0. (Commissioner Stoyke abstained)

III. Election of Officers: Moved to March 14, 2011 Hearing

IV. 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".

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V. Public Hearing-Consent Items:

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(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. PC10-503FSI-Final Site Plan-Allegheny Power-Monocacy Substation

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PLANNING COMMISSION ACTION:

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MOTION: Commissioner Brooks moved to approve.

SECOND: Commissioner Stoyke.

VOTE: 4-0.

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VI. Miscellaneous:

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•B. Presentation of the 2010 Annual Report

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- Lost 2 positions
- New census numbers rank Frederick as the 2nd largest city
- Bike to work day
- Ø Bicycle ad HOC committee

- Ø Frederick as a bicycle friendly community
- State level MML has reached out to Frederick to talk in Annapolis
- Applied for 9 grants
- Downtown Frederick is Great American Neighborhood
- FDK ATCT
- HPC Outreach
- POC calls 400 per month

The following can be found on the City's website

- Small Area Plan
- Urban Forestry Plan
- Comprehensive Plan
- Reflections of the Past
- Golden Mile Small Area Plan
- East Frederick Rising
- ADA-Downtown
- Consolidated Plan

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•C. **Presentation of the 2011 Planning Department Work Program**

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- Aggressive work program
- Taken from Comprehensive Plan/Elected Officials (what was taken?)
- Challenging staff members to start additional project each year as a new goal
- Code Enforcement is in a state of flux

•D. **Status update on the Implementation of The Golden Mile Small Area Plan**

Mr. Colonna did an overview of the Golden Mile Small Area Plan and the main topics of his discussions were relating to the following:

7 Principles

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The physical design and redevelopment of the Golden Mile is framed and organized by the following design principles. These principles synthesize the aspirations, goals, policies of the comprehensive plan and community input for the Golden Mile into a concise set of ordering principles.

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Concepts

Alternative 1-Enhanced

The Golden Mile is a critical commercial area for the City that will be enhanced through a series of pedestrian, landscape and building façade improvements that will improve its accessibility to nearby residents and its attractiveness as a key gateway to the City.

Alternative 2-Commercial Redevelopment

The Golden Mile is reinvented as a new employment and commercial hub for the City with improved transportation access and pedestrian linkages. Parking lots have been redeveloped and the overall area has been organized with improved access and connectivity. Sidewalks, parks, and improved building designs have been incorporated into new developments and provide a more attractive and pedestrian friendly environment.

Alternative 3-West Frederick's New Center

The Golden Mile is now a complete, walk able, vibrant, connected, safe, attractive and sustainable town center serving the neighborhoods of West Frederick. It has a full list of services, amenities, entertainment venues and cultural features within walking distance and it is linked with mass transit to the Downtown and ultimately other parts of the City such as East Frederick. Auto and truck transportation has been accommodated but tamed, providing an excellent pedestrian experience.

VII. New Business:

E. PC10-419FSI-Final Site Plan-Cannon Bluff Parkland

INTRODUCTION OF CASE BY THE PLANNING STAFF:

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Ms. Reppert entered the entire staff report into the record. She stated that the Applicant is requesting final site plan approval for the improvements to be made to 3.82 acres of land area that will be dedicated to the City as public parkland.

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INITIAL PLANNING STAFF RECOMMENDATION:

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Staff recommends approval conditional approval of final site plan, PC10-419FSI with the following conditions:

To be met in less than 60 days:

- 1. Add symbols for stream and stream buffer to the plan and the corresponding legend.
- 2. Break out and list the number of trees to comply with the landscape requirement for Level I lot lines.
- 3. Darken Phase 3 label and Phase line on drawing.
- 4. Correct phasing line to match the approved Preliminary Subdivision Plat phasing.
- 5. Add note to plan stating "The project is exempt from the APFO under Section 4-5(a)(1) as any project to be undertaken by the City."

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PLANNING COMMISSION QUESTIONING OF STAFF:

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There was no questioning of staff from the Planning Commission.

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PRESENTATION OF THE CASE BY THE PETITIONER/APPLICANT OR HIS AGENT OR ATTORNEY:

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Mr. Chris Smariga-Harris, Smariga & Associates concurred with the staff report.

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PLANNING COMMISSION QUESTIONING OF PETITIONER/APPLICANT:

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There was no questioning of the petitioner/applicant from the Planning Commission.

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PUBLIC COMMENT:

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There was no public comment.

PETITIONER REBUTTAL:

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There was no petitioner rebuttal.

PLANNING COMMISSION DISCUSSION AND QUESTIONS FOR STAFF:

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There was no discussion or questions for staff from the Planning Commission.

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RESTATEMENT/REVISION OF PLANNING STAFF RECOMMENDATION:

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There were no restatement/revisions from Planning staff.

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PLANNING COMMISSION ACTION:

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MOTION: Commissioner Brooks made a motion to conditionally approve final site plan PC10-419FSI with the following conditions to be met in less than 60 days as read into the record.

SECOND: Commissioner Stoyke.

VOTE: 4-0.

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F. PC10-500FSCB-Combined Forest Stand Delineation/Preliminary Forest Conservation Plan-Heather Ridge School

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INTRODUCTION OF CASE BY THE PLANNING STAFF:

Mrs. Dunn entered the entire staff report into the record. She stated that the Applicant is requesting approval for a revision to the previously approved combined Forest Stand Delineation (FSD) and Preliminary Forest Conservation Plan (PFCP) associated with the final site plan for the Heather Ridge School addition approved in August of 2009.

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INITIAL PLANNING STAFF RECOMMENDATION:

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Staff recommends conditional approval of PC10-500FSCB for a payment of fee in lieu of totaling \$19,602 with the following conditions to be met in less than 60 days:

- 1. The calculation for the fee in lieu of payment total must be added to the plan.
- 2. A note must be added to the plan stating that it is a revision to PC09-149FSCB.
- 3. The project number in the title block must be revised to read PC10-500FSCB.
- 4. A withdrawal letter for PC09-472FSCB, which was the offsite afforestation plan on the Monocacy Middle School property, must be provided.

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PLANNING COMMISSION QUESTIONING OF STAFF:

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There was no questioning of staff from the Planning Commission.

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PRESENTATION OF THE CASE BY THE PETITIONER/APPLICANT OR HIS AGENT OR ATTORNEY:

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Mr. George Warholic-Daft, McCune & Walker concurred with the staff report.

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PLANNING COMMISSION QUESTIONING OF PETITIONER/APPLICANT:

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There was no questioning of the petitioner/applicant from the Planning Commission.

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PUBLIC COMMENT:

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There was no public comment.

PETITIONER REBUTTAL:

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There was no petitioner rebuttal.

PLANNING COMMISSION DISCUSSION AND QUESTIONS FOR STAFF:

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There was no discussion or questions for staff from the Planning Commission.

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RESTATEMENT/REVISION OF PLANNING STAFF RECOMMENDATION:

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There were no restatement/revisions from planning staff.

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PLANNING COMMISSION ACTION:

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MOTION: Commissioner Brooks moved for conditional approval of PC10-500FSCB as read into the record with the fee-in-lieu payment of \$19,602.00 and the 4 conditions to be met in less than 60 days as read into the record by staff.

SECOND: Commissioner Stoyke.

VOTE: 4-0.

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G. PC10-415MXU-Master Plan-Market Square

INTRODUCTION OF CASE BY THE PLANNING STAFF:

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Mr. Love entered the entire staff report into the record. He stated that the Applicant is requesting approval for a revision to the previously approved master plan for the Market Square, Mixed-Use project (PC06-300MXU).

INITIAL PLANNING STAFF RECOMMENDATION:

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Staff recommended approval of master plan PC10-415MXU with the following conditions:

To be met in less than 60 days:

- 1. Update the residential and nonresidential land allocation calculations as indicated in the staff report.
- 2. Update the nonresidential FAR calculations as indicated in the staff report.
- 3. Update the residential density calculations as indicated in the staff report.
- 4. Revise the phasing schedule to place the construction of the neighborhood park in Phase II.

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PLANNING COMMISSION QUESTIONING OF STAFF:

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There was no questioning of staff from the Planning Commission.

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PRESENTATION OF THE CASE BY THE PETITIONER/APPLICANT OR HIS AGENT OR ATTORNEY:

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Mr. Dave Lingg-Lingg Property Consulting, concurred with the staff report.

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PLANNING COMMISSION QUESTIONING OF PETITIONER/APPLICANT:

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There was no questioning of the petitioner/applicant from the Planning Commission.

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PUBLIC COMMENT:

-

There was no public comment.

PETITIONER REBUTTAL:

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There was no petitioner rebuttal.

PLANNING COMMISSION DISCUSSION AND QUESTIONS FOR STAFF:

-

There was no discussion or questions for staff from the Planning Commission.

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RESTATEMENT/REVISION OF PLANNING STAFF RECOMMENDATION:

-

There were no restatement/revisions from Planning staff.

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PLANNING COMMISSION ACTION:

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MOTION: Commissioner Brooks moved to approve master plan PC10-415MXU with the conditions to be met in less than 60 days as read into the record by staff.

SECOND: Commissioner Stoyke.

VOTE: 4-0.

Meeting adjourned at 7:15 P.M.

Respectfully Submitted,

Carreanne Eyer

Administrative Assistant