



PLANNING COMMISSION AGENDA

TUESDAY, September 15, 2015

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the August 10, 2015 Planning Commission Meeting Minutes
Approval of the August 17, 2015 Planning Commission Workshop Minutes
Approval of the September 11, 2015 Pre-Planning Commission Minutes

III. 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".

IV. PUBLIC HEARING-CONSENT ITEMS:

(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. PC15-567FSU, Final Subdivision Plat, Zimmerman at Baker Park and Allan L & Wendy Levy, Trustees

The Applicant is requesting approval of a final subdivision plat for the purposes of adjusting a lot line between 202 Upper College Terrace and 415 W 2nd Street. (NAC #9)(Mark)

V. CONTINUANCES:

B. PC15-389FSI, Final Site Plan, Tranquility at Fredericktowne

The Applicant is requesting a 30 day continuance to the October 12, 2015 Planning Commission hearing. (NAC #8)(Marsh)

C. PC15- 120PND, Master Plan, The Preserve at Tuscarora

The Applicant is requesting a 30 day continuance to the October 12, 2015 Planning Commission hearing. (NAC #3)(Mark)

VI. NEW BUSINESS:

D. PC15-454FSU, Final Subdivision Plat, Linden Hills Lots 7-9

The Applicant is requesting approval of a final subdivision plat for the consolidation of portions of three lots into two lots located at 106 and 108 Linden Avenue.

The Applicant is also requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for a deferral of road frontage improvements per Section 506 of the Land Management Code. (NAC #8)(Marsh)

E. PC15-402FSI, Final Site Plan, Industrial Center East Lot 338,

The Applicant is final site plan approval for the construction of a 13,488 square foot office and warehouse building located at 1513 Tilco Drive for use of a Utility Contractor.
(NAC #12)(Mark)

F. PC15-403FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Industrial Center East Lot 338

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the final site plan for Lot 338 of Industrial Center East. The Applicant is proposing to pay a fee in lieu of afforestation in the amount of \$4,182.
(NAC #12)(Mark)

G. PC15- 558ZTA, Text Amendment, Section 301, Notice Provisions

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen on amendments to Section 301 of the Land Management Code entitled, *Notice Provisions*, as it pertains to applications for review by the Historic Preservation Commission. (M. Davis)

H. PC15- 559ZTA, Text Amendment, Section 423, Historic Preservation Overlay

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen on amendments to Section 423 of the Land Management Code entitled, *Historic Preservation Overlay*, as it pertains to the designation of a Historic Preservation Overlay (HPO). (Martinkosky)

I. PC15- 555ZTA, Text Amendment, Section 608, Parkland Dedication

The City of Frederick is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen on amendments to Section 608 of the Land Management Code (LMC) entitled, *Parks and Open Space*; as it pertains to the fee in lieu of payment option. (Collard)

Approved for release by *Carreanne Eyer* on *9/8/15*

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyer at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.

