



PLANNING COMMISSION AGENDA

January 11, 2016

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the December 08, 2015 Pre-Planning Commission Minutes
Approval of the December 11, 2015 Pre-Planning Commission Minutes
Approval of the December 15, 2015 Planning Commission Meeting Minutes
Approval of the December 21, 2015 Planning Commission Workshop Minutes
Approval of the January 8, 2016 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. PC15-826FSU, Final Subdivision Plat, Shapiro's Addition to Shapiro

The Applicant is requesting approval of a final subdivision plat for the purpose of transferring 5,287 square feet of lot area from Lot 1 to Lot 2 located at 310 Chapel Alley.
(NAC #11)(Collard)

V. **MISCELLANEOUS**

B. **Approval of the 2016-2017 Planning Commission Calendar**

C. **PC07-177FSL, Final Site Plan, Ballenger Center**

The Applicant is requesting a 12 month extension of the final site plan to February 6, 2017.
(NAC #10)(Collard)

VI. **NEW BUSINESS:**

D. **PC15-735FSL, Final Site Plan, Waffle House**

The Applicant is requesting final site plan approval for the construction of a new 1,875 square foot restaurant located at 317 South Jefferson Street.

The Applicant is also requesting a modification to Section 607 of the Land Management Code entitled, *Parking and Loading Standards*. (NAC #9)(Mark)

E. **PC15-117PSU, Preliminary Subdivision Plat, Bowersox**

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting preliminary subdivision plat approval for the creation of 49 new residential lots and one nonresidential lot.
(NAC #4)(Reppert)

F. **PC15-116PFC, Preliminary Forest Conservation Plan, Bowersox**

The Applicant is requesting approval of a preliminary forest conservation plan associated with the preliminary subdivision plat for the Bowersox Property. The Applicant is proposing to mitigate through a combination of tree credits and fee in lieu of payment. (NAC #4)(Reppert)

G. **PC14-987PSU, Preliminary Subdivision Plat, Monocacy Center**

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting approval of a preliminary subdivision plat for the creation of seven lots located on the south side of Monocacy Boulevard, across from Mill Pond Road as well as the extension of Mill Pond Road through the subject property.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #4)(Reppert)

H. **PC14-989FSL, Final Site Plan, Monocacy Center**

In accordance with the approved Mixed Use Master Plan, the Applicant is requesting approval of a final site plan for 552 residential units and approximately 19,000 square feet of commercial space.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. (NAC #4)(Reppert)

I. PC15-565FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Monocacy Center

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the development of the Monocacy Center mixed use project.

The Applicant is proposing to mitigate through offsite plantings located within the Worman's Mill City Parkland along Tuscarora Creek for the entire planting requirement of 3.75 acres and planting mitigation for modified landscaping for the Monocacy Center site. (NAC #4)(Reppert)

J. PC15-660FSU, Final Subdivision Plat, Monocacy Sewage Pumping Station

The Applicant is requesting approval of a final subdivision plat in order to subdivide the exiting lot, Lot 1, into two for the transfer of new Lot 2 to Frederick County for the construction of a sewage pumping station.

The Applicant is also requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the deferral of road frontage improvements along N Market Street. (NAC #4)(Collard)

K. PC15-659FSI, Final Site Plan, Monocacy Sewage Pumping Station

The Applicant is requesting final site plan approval for the construction of a sewage pumping station at 1950 N Market Street.

The Applicant is also requesting a modification to Section 605 of the Land Management Code entitled, *Landscaping Standards*. (NAC #4)(Collard)

L. PC15-661FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Monocacy Sewage Pumping Station

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan associated with the final subdivision plat and site plan for the sewage pumping station as well as a 60' wide easement from Lot 2 to the City of Frederick Wastewater Treatment plant located at 100 Treatment Plant Road. (NAC #4)(Collard)

M. PC15-954ZTA, Zoning Text Amendment, Restaurants with Entertainment

The Planning Department is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 308 and 856 of the Land Management Code entitled, *Conditional Uses*, and *Restaurants with Entertainment*, respectively pertaining to conditional uses generally as well as the provisions applicable to the approval of a restaurant with entertainment. (Love)

Approved for release by _____ on _____

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 Eyster 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.