



PLANNING COMMISSION AGENDA
January 9, 2017

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the **December 12, 2016** Planning Commission Meeting Minutes
Approval of the **December 19, 2016** Planning Commission Workshop Minutes
Approval of the **January 6, 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 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:

A. PC16-981ZTA, Zoning Text Amendment, Subdivision Regulations

The Planning Department is seeking a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Article 3, Section 301, *General Procedural Requirements*, Article 5, *Subdivision Regulations*, Article 10, *Definitions*, and Article 11, *Submission Requirements*.

Staff is seeking a 30 day continuance to the February 13, 2017 Planning Commission meeting. (Collard)

B. PC16-790FSI, Final Site Plan, Royal Farms, Riverside Lot 206

The Applicant is requesting final site plan approval to construct a 5,371 s.f. convenience store with gas sales and a 16,320 s.f. one-story office building on Lot 206 within the Riverside Corporate Park Mixed Use Employment Center (MXE) located off of Monocacy Blvd.

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

Staff is requesting a 30 day continuance to the February 13, 2017 Planning Commission meeting. (NAC #12)(Reppert)

VII. NEW BUSINESS:

C. PC16-439PSU. Preliminary Subdivision Plat, Tuscarora Creek

The Applicant is requesting approval of revisions to the previously approved preliminary subdivision plat for the Tuscarora Creek Planned Neighborhood Development (PND) to incorporate 74 single family, detached dwelling units and to revise access along Walter Martz Road. (NAC #3)(Collard)

The Applicant is also requesting approval of a modification to the minimum lot frontage requirement. (NAC #3)(Collard)

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 based on race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.