



FREDERICK

PLANNING

PLANNING COMMISSION AGENDA

Tuesday, November 12, 2019

6:00 P.M

I. CALL TO ORDER:

II. ANNOUNCEMENTS:

III. MINUTES:

Approval of the **October 14, 2019** Planning Commission Meeting Minutes
Approval of the **October 21, 2019** Planning Commission Workshop Minutes
Approval of the **November 8, 2019** Pre-Planning Commission Minutes

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. PC19-659MU, Master Plan, Monocacy Center

The Applicant is requesting a 30 day continuance to the December 9, 2019 Planning Commission meeting. (NAC#4)(Reppert)

VI. MISCELLANEOUS:

VII. OLD BUSINESS:

B. PC19-753ZMA, Zoning Map Amendment, Frederick Town Mall

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of 1301 W. Patrick Street from General Commercial (GC) with conditions to General Commercial (GC) without conditions of rezoning. **(NAC #5)(Brown)**

VIII. NEW BUSINESS:

C. PC19-745FSL, Final Site Plan, Service Glass

The Applicant is requesting approval of a final site plan for the construction of a 21,575 square foot addition to the rear of the existing building at 500 Monocacy Blvd. **(NAC #12)(Kelly)**

D. PC19-746FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Service Glass

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the building addition at 500 Monocacy Blvd. The Applicant is requesting to pay a fee in lieu of afforestation totaling \$8,323.34. **(NAC #12)(Kelly)**

E. PC19-417FSL, Final Site Plan, Aviation Way Business Center

The Applicant is requesting approval of a final site plan for the construction of four new light industrial buildings totaling 36,480 square feet on Aviation Way, east of the Frederick Municipal Airport. **(NAC #12)(Kelly)**

F. PC19-418FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Aviation Way Business Center

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with new industrial buildings on Aviation Way. The Applicant is proposing a combination of landscaping credits and a fee in lieu of payment. **(NAC #12)(Kelly)**

G. PC19-743FSL, Final Site Plan, Bowersox Lot 2A

The Applicant is requesting approval of a final site plan for the construction of a 3,164 square foot office building located on the east side of Worman's Mill Road as a component of the Bowersox Mixed Use master plan development. **(NAC #4)(Reppert)**

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

H. PC19-574PSU Preliminary Plat, Governor's Place

The Applicant is requesting approval of a preliminary plat for the subdivision of 110 Thomas Johnson Drive into four lots and one outlot for open space.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC) entitled *Access Management* and Section 606, *Lots and Blocks*. **(NAC #4)(Reppert)**

I. PC19-573FSI, Final Site Plan, Governor's Place

The Applicant is requesting approval of a final site plan for Lot 4 of Frederick Research Park located at 110 Thomas Johnson Drive in conjunction with the proposal to resubdivide the existing lot.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 607, *Parking and Loading Standards*. **(NAC #4)(Reppert)**

J. PC19-576FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the resubdivision of 110 Thomas Johnson Drive. The Applicant is proposing a combination of onsite and offsite afforestation. **(NAC #4)(Reppert)**

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 Jessica Murphy at (301) 600-3188. 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.