



# FREDERICK

PLANNING

**PLANNING COMMISSION AGENDA**  
**Monday, June 8, 2020**  
**Channel 99 or Streamed Live on Channel 99 Online**  
**[www.cityoffrederickmd.gov/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings)**  
**6:00 P.M.**

**I. CALL TO ORDER:**

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**II. ANNOUNCEMENTS:**

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**III. MINUTES:**

Approval of the **May 11, 2020** Planning Commission Meeting Minutes  
Approval of the **May 18, 2020** Planning Commission Workshop Meeting Minutes  
Approval of the **June 5, 2020** Pre-Planning Commission Meeting Minutes

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**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)

**A. PC20-200PFCP/FFCP, Preliminary Forest Conservation Plan and Final Forest Conservation Plan, Commons of Avalon Offsite Planting in Willow Brook Park**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan to plant 0.29 acres of trees off-site in Willow Brook Park to satisfy forest mitigation for the Commons of Avalon Park. **(Reppert) (NAC #3)**

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**V. CONTINUANCES:**

**B. PC20-186ZMA, Zoning Map Amendment, 515 S. Market Street**

The Applicant is requesting a 30-day continuance to the July 13, 2020 Planning Commission hearing. **(NAC #10) (Reppert)**

**VI. MISCELLANEOUS:**

**C. PC19-889PSU/FSI, Combined Preliminary Plat and Final Site Plan, Bloomfields**

The Planning Department is requesting a reconsideration of the motion made on May 11, 2020 with regards to the modification to Section 607 of the Land Management Code (LMC), entitled *Parking and Loading Standards*.

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**VII. OLD BUSINESS:**

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**VIII. NEW BUSINESS:**

**D. PC20-78FSU, Final Subdivision Plat, Wolcott & Van Ryzin**

The Applicant is requesting approval of a final plat for the purposes of consolidating 106 W. 5<sup>th</sup> and 423 Klineharts Alley. **(Kelly) (NAC #11)**

**E. PC19-1284FSI, Final Site Plan, Weis Gas-n-Go**

The Applicant is requesting approval of a final site plan for the construction of an automobile fueling station with six fueling positions on a portion of the 5.26-acre Weis Market site located at 2 Old Camp Road. **(Collard) (NAC #5)**

**F. PC20-201FSI, Final Site Plan, China Garden**

The Applicant is requesting approval of a final site plan for the demolition of the existing restaurant building at 506 W. Patrick Street and the construction a one-story 6,992 square foot restaurant with outdoor seating garden.

The Applicant is also requesting a modification to Section 601 of the Land Management Code (LMC), entitled *Access Management*. **(Kelly) (NAC #9)**

**G. PC20-202FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, China Garden**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the reconstruction of the restaurant at 506 W. Patrick Street. The Applicant is proposing a payment in lieu of afforestation. **(Kelly) (NAC #9)**

**H. PC20-207FSI, Final Site Plan, 100 N. Market Street**

The Applicant is requesting approval of a final site plan for the construction of a two-story addition on top of the existing building.

The Applicant is also requesting a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*. **(Kelly) (NAC #11)**

**I. PC20-209PFCP/FFCP, Renn Mixed Use, Preliminary Forest Conservation Plan and Final Forest Conservation Plan**

The Applicant is requesting approval of a revised Preliminary Forest Conservation Plan for the Renn development, requiring a total of 41.46 acres of afforestation. **(Reppert) (NAC #12)**

*A complete and final agenda will be available for review prior to the meeting on the Internet at [www.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). 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.cityoffrederickmd.gov](http://www.cityoffrederickmd.gov). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jessica Murphy at (301) 600-3188 or [jmurphy@cityoffrederickmd.gov](mailto:jmurphy@cityoffrederickmd.gov). 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.*