



# FREDERICK

PLANNING

**PLANNING COMMISSION AGENDA**  
**Monday, February 14, 2022**  
**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 **January 10, 2022** Planning Commission Meeting Minutes  
Approval of the **January 18, 2022** Planning Commission Workshop Meeting Minutes  
Approval of the **February 11, 2022** Planning Commission 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)

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**V. CONTINUANCES:**

**VI.**

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**VII. MISCELLANEOUS:**

**A. Capital Improvement Program (CIP) FY2023-2028**

The Planning Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen on items to be included in the FY2023-2028 Capital Improvements Program (CIP). **(Collard)**

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**VIII. OLD BUSINESS:**

**B. PC21-1155MU, Master Plan, Wayside Apartments – 423 E. Patrick Street**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for revisions to the previously approved master plan to increase the number of multifamily units from 81 to 85. **(NAC 12) (Reppert)**

**C. PC21-192ZMA, Zoning Map Amendment, Monocacy Boulevard Parcels C, E, and F**

The Division is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 32.17 acres located on the east side of Monocacy Boulevard, north of Hughes Ford Road, and south of the intersection of E. Church Street/Monocacy Boulevard from Professional Business (PB) to Light Industrial (M1). **(NAC 12) (Collard)**

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**IX. NEW BUSINESS:**

**D. PC21-1435PCM, Planning Commission Modification, 1512 Cedarcrest Lane**

The Applicant is requesting a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls and Hedges*, to install 4' tall aluminum fencing beyond the front façade of the single family, detached dwelling unit at 1512 Cedarcrest Lane. **(NAC 5) (Simon)**

**E. PC20-972FSI, Final Site Plan, Automotive Enhancements**

The Applicant is requesting approval of a final site plan to construct a 7,800 square foot vehicle services, auto repair shop at the corner of Brookfield Drive and Wormans Mill Court.

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

**F. PC21-336FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Automotive Enhancements**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the final site plan for the construction of the vehicle service, auto repair shop at the corner of Brookfield Drive and Wormans Mill Court. **(NAC 4) (Collard)**

**G. PC21-329PSU, Preliminary Plat, Bowers Park**

The Applicant is requesting approval of a revised preliminary plat for the Bowers Property, located off of Bowers Road, west of Rock Creek Drive, in order to decrease the number of single family, detached dwelling unit lots from 21 to 18.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 611, *Street Improvement Standards*. **(NAC 5) (Reppert)**

**H. PC21-331PSU, Preliminary Plat, Birdseye View Estates**

The Applicant is requesting approval of a revised preliminary plat for Birdseye View Estates located to the east of Bowers Road to increase the number of single family, detached dwelling unit lots from 38 to 41.

The Applicant is also requesting modifications to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 611, *Street Improvement Standards*.  
**(NAC 5) (Reppert)**

**I. PC21-330PFCP, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Bowers Park and Birdseye View Estates**

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in conjunction with the revisions to the preliminary plats for the Bowers Property and Birdseye View Estates.

The Applicant is also requesting approval of a modification to Section 721 of the Land Management Code entitled, *Forest Conservation*. **(NAC 5) (Reppert)**

*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.*