



# FREDERICK

PLANNING

## PLANNING COMMISSION AGENDA City Hall Boardroom Monday, January 9, 2023 6:00 P.M.

**I. CALL TO ORDER:**

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**II. ANNOUNCEMENTS:**

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**III. MINUTES:**

Approval of the December 12, 2022 Planning Commission Meeting Minutes  
Approval of the December 19, 2022 Planning Commission Workshop Minutes  
Approval of the January 6, 2023 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:**

**A. PC21-1431FSI, Final Site Plan, East Pat Lofts**

The Applicant is requesting a 60-day continuance to the March 13, 2023 Planning Commission hearing. (Suarez)(NAC 12)

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**VI. MISCELLANEOUS:**

**B. Election of Officers**

**VII. OLD BUSINESS:**

**C. PC22-514PND, Master Plan, Barrick Property**

The Applicant is requesting approval for a revision to the Planned Neighborhood Development (PND) Master Plan (PC04-463PND) for the Barrick Property to change the mix of dwelling units and to reduce the number of units previously approved at 301 to 274.

The Applicant is also requesting approval of modifications to Section 405 of the Land Management Code (LMC) entitled, *Dimensional and Density Regulations*, Section 607, *Parking and Loading Standards*, Section 803, *Accessory Uses and Structures*, and to the Standard City Street Details in accordance with Section 611 of the LMC, *Street Improvement Standards*. **(Kelly) (NAC 1)**

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**VIII. NEW BUSINESS:**

**D. PC18-791FSU, Final Plat, 417 W. Patrick Street**

The Applicant is requesting approval of a final plat for the resubdivision of 413, 415, and 417 W. Patrick Street to create three new lots. **(Kelly)(NAC 9)**

**E. PC18-792FSI, Final Site Plan, 417 W. Patrick Street**

The Applicant is requesting approval of a final site plan for the construction of a four-unit multifamily building on Lot 1. **(Kelly)(NAC 9)**

**F. PC22-730FSI, Final Site Plan, Frederick Manufacturing**

The Applicant is requesting approval of a final site plan for the construction of a 3,600 square foot, two-story addition to the pharmaceutical manufacturing building at 633 Research Court for storage. **(Kelly)(NAC 10)**

**G. PC22-826FSI, Final Site Plan, Take 5 Car Wash**

The Applicant is requesting approval of a final site plan for the demolition of the existing building and the construction of a 3,250 square foot car wash at 1200 W. Patrick Street.

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*. **(Kelly) (NAC 8)**

**H. PC22-404FSI, Final Site Plan, Cannon Hill**

The Applicant is requesting approval of a final site plan for the construction of a 34-unit multifamily building at 43 E. South Street. **(Suarez)(NAC 11)**

**I. PC22-512FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Cannon Hill**

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 34 multifamily units at 43 E. South Street.

The Applicant is also requesting a modification to Section 721 of the Land Management Code (LMC) entitled *Forest Conservation*. **(Suarez)(NAC 11)**

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*A complete and final agenda will be available for review prior to the meeting on the Internet at [www.cityoffrederickmd.gov/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings). 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/publicmeetings](http://www.cityoffrederickmd.gov/publicmeetings). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Jennifer Van de Griek at (301) 600-6276 or [jgriek@cityoffrederickmd.gov](mailto:jgriek@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.*