



NAC 4 Meeting
Thursday, August 8, 2019
MINUTES

Recorder: M. Bowman
Location: Worman's Mill Community Center
Start Time: 7:00 pm **End Time:** 8:00 pm
Attendance: 18 residents

POLICE REPORT:

Cpl. Wilson attended the meeting and talked about the below statistics.

CRIME STATS: June 10 – August 4, 2019

Calls for service (total)	739
Proactive Enforcement	168 patrol checks / 37 traffic stops / 25 suspicious situations
Arrests	7
Significant Issues	N/A

FOCUS FOUR CRIMES

Robbery	0
Burglary	1
Theft of Auto	1
Theft from Auto	2

CRIME PATTERNS/TRENDS

Community Crime Notifications	<ul style="list-style-type: none"> Please lock your vehicle doors – theft from motor vehicles is a still a concern
Identified needs of the community (reported)	<ul style="list-style-type: none"> Tuscarora Knolls Community Playground incident. Children digging up the playground and indecent exposure. Officers made checks of the playground and surrounding area but has been unable to locate any of the individuals pictured. Passed along to other squads for enforcement issues.
Identified needs of the community (observed)	<ul style="list-style-type: none"> Speeding enforcement on Monocacy Blvd at the Rt15 interchange. Speed box in place for data collection.
Resident Concerns:	<ul style="list-style-type: none">
Recruiting	<ul style="list-style-type: none"> FPD is currently looking for lateral & entry level officers
Other:	

PLANNING: see attached

- City of Frederick: 2020 Comprehensive Plan
- Monocacy Center – Master Plan Revision
- Bowersox lot 2A

NEW BUSINESS:

- NAC 4 is looking for Coordinators – Coordinator assist with running the meetings, organizing the agenda, and being a liaison to the community. If you are interested, please contact Michele Bowman mbowman@frederickmdpolic.org

SUGGESTIONS/COMMENTS:

UPCOMING EVENTS:

CONTACT INFORMATION:

Michele Bowman, Community Outreach/NAC Specialist	301-600-2091	mbowman@frederickmdpolic.org
Frederick Police Department	Sgt. Justin Thomas 240-578-5073	jthomas@frederickmdpolic.org
	Cpl. Shannon Stream 240-367-5808	sstream@frederickmdpolic.org
	Cpl. Ben Wilson 240-529-5806	bwilson@frederickmdpolic.org
NAC 4 Coordinator	David Kaye	dpkaye@comcast.net

Project Fact Sheet

July 9, 2019

Project Name: 2020 Comprehensive Plan Update

NAC: 

Case Number: N/A

Project Location: Citywide

2020 Comprehensive Plan Update

The Division of Planning is launching efforts to draft the 2020 Comprehensive Plan Update.

With the 2010 Comprehensive Plan as the foundation, the Division will begin the process by gathering public input and collecting data to define goals and strategies that will guide the City's growth and development for the next ten to twenty years. The Plan will establish implementation measures and benchmarks to ensure that the community's vision is put into action and the goals are being met.

The Land Use Article from Maryland State Law requires that the City's Comprehensive Plan is updated every 10 years. The plan must include public input and the Planning Commission and Board of Aldermen are required to consider topics such as: Land Use, Transportation, Sensitive Areas, Community Facilities, Water Resources, and Municipal Growth, among others. In addition to the State requirements, the Plan will also consider Housing, Historic Preservation and Community Character and Design.

What is a Comprehensive Plan?

A Comprehensive Plan outlines the vision for future growth and development. The Comprehensive Plan is one of the most important decision-making and priority setting tools that is used by the Mayor and Board of Aldermen, Planning Commission and City Departments. It is also used by the development community and residents to predict future growth, infrastructure and service improvements.

The foundation of the Comprehensive Plan is derived from background data and input from residents and stakeholders as well as City Staff and the Planning Commission members. Ultimately, the Mayor and Board of Aldermen adopt a plan, the framework which guides coordinated development and high level of standards of public services and facilities in the City. A few examples of decisions that the Comprehensive Plan influences include:

- Zoning assigned to properties and land use regulations
- Pursuing investment in transportation infrastructure
- Building facilities such as schools, parks and emergency services facilities;
- Maintenance and expansion of water and sewer services;
- City code and ordinance amendments;
- Capital Improvement Plan (CIP); and
- Annual Budget;

These decisions result in the built environment that we experience every-day. A plan that gains consensus among citizens and the various stakeholder groups provides the Planning Commission and Mayor and Board of Aldermen the direction to make confident decisions about the future of our City. This is why community input is so vital to the development of the plan.

Public Participation

The public is encouraged to participate by completing a five minute survey or by leaving comments on the interactive mapping tool by going to www.cityoffrederick.com/2020compplan. With the interactive map, participants can zoom to neighborhood level and enter a comment on specific issues or can leave comments regarding larger issues that apply City-wide.

In addition to the survey and map, City staff will be presenting the efforts to the NACs and stakeholder groups beginning in July. The public is encouraged to stay engaged throughout the process, it is anticipated that the Planning Commission and Mayor and Board of Aldermen will be considering the Plan during workshops and public hearings during the Fall of 2019 and Spring 2020, public comments during these hearings are strongly encouraged.

Tentative Planning Commission Meeting Date: TBD

Planning Staff: Brandon Mark
301-600-1248
bmark@cityoffrederick.com

The information provided was taken from the plans submitted by the applicant. The project may change during the review process. Please check with the Planning Department to confirm the meeting date. Comments on this plan can be mailed or emailed to the Planner listed above.



Project Fact Sheet
August 8, 2019

Project Name: Bowersox Property

NAC: 4

Case Number: PC19-743FSI Final Site Plan

Project Location: Northeast off of Worman's Mill Road

Project Description:

The project size is approximately 6.12 acres containing two parcels to be consolidated. The property is zoned mixed use MU-1 with the Applicant proposing 49 townhouse units and the existing residence to remain single family and .29 acres for nonresidential use. The project is located between the Spring Bank and the Market Square developments and as such is required to construct the missing local road connection of Osprey Way.

The Applicant is proposing a one-story office building of 3,164 s.f. on Lot 2A (.29 acres for nonresidential use). The lot will have access from Armenian Oak Drive, the main drive into the development.

Owner: Maher Kilajian, EMKAYLand LLC

APPLICANT: Fox and Associates, 82 Worman's Mill Court, Frederick, MD

CONTACT: John Mazelon

PHONE: 301-695-0880

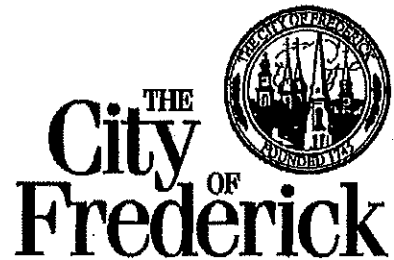
Tentative Planning Commission Meeting Date: November 12, 2019

Planning Staff: Pam Reppert, Planner

Phone: 301.600.1718

Email: preppert@cityoffrederick.com

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Project Fact Sheet

August 8, 2019

Project Name: Monocacy Center

NAC: 4

Case Number: PC19-659MU – Revised Master Plan

Project Location: Off of Monocacy Blvd across from Mill Pond Road

Project Description:

The Master Plan for Monocacy Center was approved by the Planning Commission on June 9, 2014, to construct a mixed use development proposed for 136 condominium townhomes, 417 multi-family units, and three non-residential lots proposed for retail uses. As part of the project, the Comprehensive Plan collector road, Mill Pond Road, shall be built from Monocacy Blvd. to the Market Square subdivision, in addition to, a private drive and a public local road constructed from Mill Pond Road to connect to the private drive in shared access easement behind Walmart.

At this time, the Applicant is unable to connect the private drive and local road to the private drive behind Walmart due to denied access through the Lee Property. Therefore, the Master Plan revision reflects the road construction changes and provides for right-of-way reservations for future connections when access is made possible.

Master Plans are required to go to two public Planning Commission hearings. The November 12, 2019 is the first tentative public hearing.

Owner: Edward Wormald, Wormald Development Co.

Developer: same

5283 Corporate Drive, Suite 300, Frederick, MD 21703

Phone: 301-695-6614

Applicant: Robert Barrick, Piedmont Design Group, LLC

5283 Corporate Drive, Suite 300, Frederick, MD 21703

Phone: 301-695-6614

Tentative Planning Commission Hearing Date: November 12, 2019

Planning Staff: Pam Reppert, Planner

Phone: 301.600.1718

Email: preppert@cityoffrederick.com

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