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MINUTES
TOWN OF FREDERICK
PLANNING COMMISSION
MEETING CONDUCTED IN PERSON AND VIA ZOOM
JANUARY 5, 2023
6:00 PM

CALL TO ORDER: At 6:10 p.m., Vice Chair Conroy called the meeting to order and requested roll call.

ROLL CALL:

- Present: Vice Chair Conroy, Commissioner Kelly, Commissioner Scott, Commissioner Sammartino.
- Not present: Chairperson Moe, Alternate Commissioner Mahoney.
- Staff: Planning Manager Ali van Deutekom, Land Use Attorney Todd Messenger, Land Use Attorney Christine Francescani, Town Clerk Meghan Martinez, Deputy Town Clerk Kelly Green, and Assistant Town Clerk Emily Nitcher.

APPROVAL OF AGENDA:

APPROVAL OF DECEMBER 15, 2022 MINUTES:

Motion by Commissioner Kelly and seconded by Commissioner Sammartino to approve the December 15, 2022 Minutes.

Upon roll call vote, motion passed 4 to 0.

Amendments to Articles 1, 3 and 4 of the Frederick Land Use Code:

Planning Manager Ali van Deutekom and Land Use Attorney Todd Messenger presented the proposed Amendments to Articles 1,3 and 4 of the Frederick Land Use Code.

Commissioner Kelly raised concerns about adding energy to oil and gas in the special use category. Commissioner Kelly also questioned if hyperlinks would be helpful for the public to use and not just for the planning commission, and if hyperlinks could also be added to the tables. Commissioner Kelly also raised concerns about the definitions not allowing open mics in coffee shops. Commissioner Kelly also questioned why Bed and Breakfasts are limited to 5 bedrooms.

Commissioner Scott raised concerns about storage containers, and would like more clarity about Pods. Commissioner Scott raised concerns about daycare.

Commissioner Sammartino had concerns about the acreage dedicated to assisted living facilities. Commissioner Sammartino also wanted clarity about mixed use zoning.

Built on What Matters.

Vice Chair Conroy raised concerns over urgent care and if they belong under hospitals or under medical offices. Vice Chair Conroy also raised concerns over Auto Repair not being called out well, and suggested that it be added back in.

Motion by Commissioner Sammartino and seconded by Commissioner Kelly to approve PCR-2023-01C with the following conditions; 1. Staff share with the Board the discussion by the planning commission, 2. The attorneys look into remedying the specific aspects highlighted by the planning commission.

Upon roll call vote, motion passed 4 to 0.

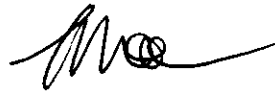
OTHER BUSINESS:

Upcoming Meeting:

Upcoming joint meeting with Town Board on February 14, 2023.

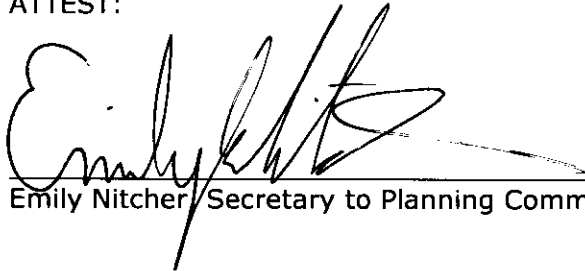
There being no further business of the Planning Commission, Vice Chair Conroy adjourned the meeting at 7:37 p.m.

Approved by the Planning Commission:



Tracy Moe, Chairperson

ATTEST:



Emily Nitcher, Secretary to Planning Commission