



# Planning Commission Agenda

Thursday, February 15, 2024

Regular Meeting – 6:00 P.M.

Frederick Town Hall

401 Locust St.

## Built On What Matters

In order to promote social distancing and to protect the health and safety of our Commission members, staff, and community this meeting will be hybrid and conducted via Zoom and in person.

**Interested parties are encouraged to access the meeting via Zoom or in person at Town Hall.**

The meeting information is as follows:

### Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 229 286 565 79

Passcode: GXuhzM

[Download Teams](#) | [Join on the web](#)

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Please contact Assistant Town Clerk- Records Emily Nitcher with questions regarding the meeting. 720-382-5582 or [enitcher@frederickco.gov](mailto:enitcher@frederickco.gov)

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### Call to Order – Roll Call

### Pledge of Allegiance

### Additions to the Agenda

### Action Agenda

A. Approval of minutes from the January 18, 2024, meeting

**- Motions**

***Approval: I move to approve the minutes for the January 18<sup>th</sup>, 2024, meeting as presented.***

***Approval with Conditions: I move to approve the minutes for the January 18<sup>th</sup>, 2024, meeting with the following conditions: 1. (list conditions)***

**- Discussion**

**- Vote**

**Discussion Item**

B. Development Direction – Audem Gonzales, Senior Planner

**Other Business**

C. Upcoming Meetings- Regular Meeting Thursday, March 21<sup>st</sup>, 2024

**Adjournment**



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MINUTES  
TOWN OF FREDERICK  
PLANNING COMMISSION  
MEETING CONDUCTED IN PERSON AND VIA ZOOM  
January 18, 2024  
6:00 PM

CALL TO ORDER: At 6:08 p.m., Chairperson Moe called the meeting to order and requested roll call.

ROLL CALL:

- Present: Chairperson Moe, Vice Chair Conroy, and Commissioner Scott.
- Not present: Commissioner Sammartino, and Commissioner Kelley.
- Staff: Planning Manager Ali van Deutekom, Deputy Town Attorney Christine Francinceti, and Assistant Town Clerk Emily Nitcheer.

APPROVAL OF AGENDA:

APPROVAL OF December 07, 2023, MINUTES:

Motion by Vice Chair Conroy and seconded by Commissioner Scott to approve the December 07, 2023, Minutes.

Upon roll call vote, the motion passed 3 to 0.

DISCUSSION ITEM:

There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 6:12 p.m.

Approved by the Planning Commission:

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Tracy Moe, Chairperson

ATTEST:

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Emily Nitcheer, Secretary to Planning Commission

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# Development Standards Direction

Town of Frederick Planning Division

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# Why is direction needed?

- Code interpretations
- Future Land Use Code update
- PUDs (Planned Unit Developments) in process



# Outdoor Storage

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# Outdoor Storage - Size

**Option A**



**Option B**





# Outdoor Storage Fencing

**Option A**



**Option B**





# Residential Fencing

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# Residential Fencing - Height

**Option A**



**Option B**





# Residential Fencing - Articulation

## Option A





# Residential Fencing - Articulation

## Option B





# Overhead Utilities

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# Utility Lines

## Option A

## Option B





# Landscaping

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# Residential On-Lot Landscaping

## Option A



## Option B





# Residential On-Lot Landscaping

**Option A**

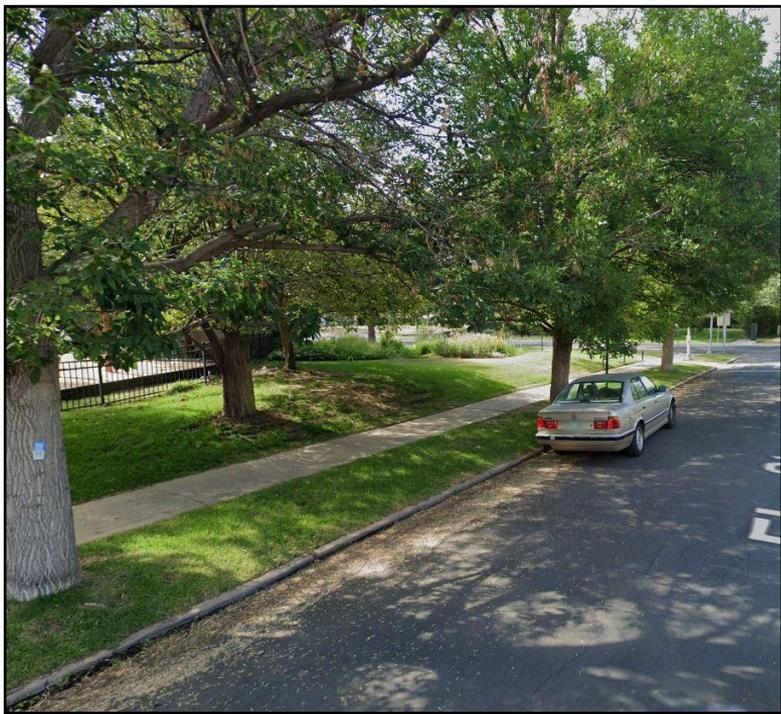
**Option B**





# Right of Way Landscaping

**Option A**



**Option B**





# Street Landscaping – Side yard ROW

**Option A**



**Option B**





# Downtown Right-of-Way Landscaping

## Option A



## Option B





# Parks & Open Space

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# Outlot Landscaping

**Option A**



**Option B**





# Outlot Landscaping – Between Homes

**Option A**



**Option B**





# Open Space

## Option A



## Option B





# Private Open Space - Functionality

**Option A**



**Option B**





# Architecture

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# Architecture – Articulation

**Option A**



**Option B**





# Architecture – Street Side and Rear

## Option A



## Option B





# Street Sections

Audem Gonzales

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# Street Sections – Estate Zoning Sidewalks

## Option A



## Option B





# Street Sections - Sidewalks

**Option A**



**Option B**





# Street Sections – Private Street

**Option A**

**Option B**





# Next Steps

- Address PUDs?
- Land Use Code updates
- Bi-Annual check in with BOT?



# Thank You

Planning Department

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