



MINUTES

Frostburg Planning Commission Meeting

Wednesday, February 16, 2022 - 7:00 PM

Frostburg Municipal Center Meeting Room - 37 Broadway

The Frostburg Planning Commission Meeting of the City of Frostburg was called to order on Wednesday, February 16, 2022, at 7:00 PM, at the Frostburg Municipal Center, 37 Broadway, with the following members present:

PRESENT: Adam Ritchey, Commissioner of Public Works
Conrad Best, Mr.
Jeff Snyder, Mr.
Karen Krogh, Mrs.
Ray Rase, Mr.
Kristan Carter, Mrs.

EXCUSED: Jayci Shaw Duncan, Mrs.

1. CALL TO ORDER

1.1. Chair Best called the meeting to order at 6:58 PM.

2. ROLL CALL

2.1. Commissioners Krogh, Rase, Carter, Snyder, Ritchey, and Chair Best were present for the meeting. Commissioner Duncan was absent.

3. Chair's Procedural Statement; Comments; Announcements

The Chair asks that anyone presenting business before the Commission, or any individuals who would like to comment on business before the Commission or other concerns, please come forward at the appropriate time and state your name and address for the record. Each meeting is recorded, so please speak clearly.

4. REVIEW AND APPROVAL OF THE MINUTES

4.1. Minutes from the January 2022 meeting will be reviewed at the next regular Planning Commission meeting slated for March, 9, 2022. The regular February Planning Commission meeting was cancelled due to no presentations brought forward.

5. Citizen Comments

From Floor; intended for topics unrelated to the current agenda items

5.1. Public comment was solicited via the City's website, Facebook page, and through postings at the Municipal Center, but none was received.

6. PROJECT PRESENTATIONS

6.1. There were no project presentations at this special meeting.

7. Discussion Items

By Chair and Members of the Commission:

Principal Permitted Uses and Structures in the "[T-LI Technology and Light Industrial](#)" Zoning District

Frostburg Zoning Ordinance Section 1.18: [Board of Zoning Appeals](#)

- 7.1. Please be aware that Commissioner Rase abstained from voting on this matter.

Community Development Director, L.J. Bennett, explained that the meeting was called to discuss whether Commissioners would consider a concrete batch facility to be a principal permitted use in the T-LI zoning district.

Commissioner Krogh stated that an approval would be dependent upon site-specific features and the impact such a facility would have on air and water quality. She also expressed concerns about the impact of runoff from the facility on Braddock Run and suggested that a concrete batch plant would not be a principal permitted use and thus should go before the Board of Zoning Appeals to request a Special Exception. Chair Best stated that it would be easy for an engineer to make an argument that a concrete batch plant would be a principal permitted use in the T-LI zoning district and also suggested that the proposal be taken before the Board of Zoning Appeals.

Commissioner Ritchey noted that rocks, sand, and gravel are already sold at another location within the T-LI district and are similar to the materials used to manufacture concrete. Commissioner Snyder added that state- and federal-level environmental reviews, inspections, and permits offer sufficient oversight and believes that a concrete batch facility should be categorized as a principal permitted use. Commissioner Carter agreed that provisions already exist in the Zoning Ordinance for the manufacturing of similar products.

With no further discussion, Commissioner Carter made a recommendation/motion to proceed with the review of a concrete batching plant in the Frostburg Industrial Park, which is consistent with the intention of the ordinance as written in terms of principal permitted uses, and a Board of Zoning Appeals decision is not necessary. The motion was seconded by Commissioner Ritchey. A vote was taken, and the motion carried with a vote of 5 votes in favor, one abstention, and none opposed.

8. Administrative Business and Communications Received

9. Staff Reports

10. ADJOURNMENT

L.J. Bennett, Community
Development Director