



# THE CITY OF BRUNSWICK MARYLAND

1 WEST POTOMAC STREET · BRUNSWICK, MARYLAND 21716 · (301) 834-7500

## **Brunswick Planning Commission Minutes December 18, 2023**

**Meeting conducted at City Hall and broadcast on the web (channel 99).**

**Commissioners Present:** Dan Roe, Andrew St. John, Alan Miner, Carroll Jones, Nick Caruso and Jerry Bonanno.

**Staff Present:** Bruce Dell, Brittany Crosten and Heather Gottke

**Chair:** Dan Roe called the meeting to order at 6:00 p.m., and Bruce Dell conducted roll call. Applicants and attendees were also sworn in.

**Minutes:** Mr. St. John made a motion to accept the minutes from the November 27, 2023, meeting and Mr. Miner seconded. The motion carried 5-0-0.

### **Old Business:**

#### **2023 Master Plan – Final Draft of Brunswick Comprehensive Plan**

Mr. Dell presented a briefing on the continuation of the item from the November meeting. Additional items that were addressed:

State Comments from the November 20, 2023, Letter,  
Commissioner Questions received after the last meeting,  
Public comment received on behalf of Bambi L. Prigel dated November 27, 2023  
Discussion of the proposed Growth Boundary as proposed in the 2023 Plan.  
In addition to goal items, phasing and implementation of the adopted plan.

#### **Public Comment:**

Douglas Rosner, of 1031 Peach Orchard Lane wanted to commend the process and inclusion during the planning process for 2023 Comprehensive Plan.  
There was no additional public comment.

Mr. St. John Made a motion to approve the final draft of the Comprehensive Plan and forward it to the Mayor and Council. Mr. Miner Seconded, the motion carried 5-0-0.

#### **BR-CD-23-01 – 115 West Potomac Street – Conservation District Review for uplighting on building. Discussion/Approval**

Mr. Dell presented a briefing on the continuation of the item from the November meeting. Daniel Adcock, owner, and applicant was available for questions regarding his response letter to the PC Staff Report of November 27, 2023, and provide updates regarding those items.

#### **Public Comment:**

John Caves, 817 Fifth Avenue, spoke on behalf of the History Commission and provided support for the project. They look forward to the public being able to enjoy the inside of the building as well as the exterior. Doug Rosner, of 1031 Peach Orchard Lane spoke regarding the process for acceptance to the Historic Restoration Community and the Secretary of the Interior regarding project that would apply for façade grants or any other allocated funds to repair exterior of historic structures.

End Public Comment

Mr. St. John made a motion to approve with conditions (see amended report dated January 12, 2024).  
Mr. Miner added clarifications to the motion and provided the Second.  
Motion carried 5-0-0

**New Business:**

**BR-PUD-REV-23-01 Brunswick Crossing PUD Revision Phase 2&3 / Preliminary Plan.**

Mr. Dell provided an overview of the history of this item before the Planning Commission. It has been revisited and Planning Staff has revised the recommendation to the Planning Commission to retain the assisted living care and add health care facilities as a permitted use on this land bay with conditions as required by the Planned Unit Development section of the Code.

Dan Fryer of Pleasants Development spoke on behalf of the owner and answered questions regarding the use of the land bay and the size, noting that the potential new user's footprint and delivery traffic would be less impactful than an assisted living building with 100 units.

**Public Comment:**

Doug Rosner, 1031 Peach Orchard Lane, questioned if the 2020 Smart Growth was still applicable. Mr. Dell confirmed that it is.

End Public Comment

Mr. St. John made a motion to approve the item and Mr. Caruso provided the Second.  
The motion carried 5-0-0.

**Zoning Administrator:**

Mr. Dell announced that we will meet in January for the continued item BR-SP-IP-23-03 Mooseheart Lofts LLC. The meeting then adjourned.

Respectfully Submitted,

Andrew St. John  
Secretary  
City of Brunswick  
Planning Commission