



THE CITY OF FROSTBURG

Planning Commission Meeting Agenda

Wednesday, September 09, 2026 at 7:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

1. Call to Order

2. Roll Call

Chair Conrad Best, Commissioners Karen Krogh, Ray Rase, Richard Russo, Jeff Snyder, Chad Paul, and Will Coburn

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. Approval of the Minutes

A. Minutes from the August 2026 Planning Commission Meeting.

Motion and Second to Approve the Minutes for the August 2026 Planning Commission Meeting.

5. Citizen Comments

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

6. Project Presentations

[A.](#) Final Plan Review - Sheetz Store Rebuild - 10601 New Georges Creek Rd

7. Discussion Items

By Chair and Members of the Commission

8. Administrative Business and Communication Received

A. Text Amendment to the Frostburg Zoning Ordinance

An Ordinance to Amend the City's Zoning Ordinance to include updated regulations and term definitions pertaining to Accessory Dwelling Units

****materials forthcoming****

9. Staff Reports

A. Comprehensive Plan Update

10. Adjournment

A map of Maryland and West Virginia showing county boundaries and names. The map is oriented with Maryland to the left and West Virginia to the right. An arrow points from the text 'PROJECT LOCATION' to Allegany County in West Virginia.

MARYLAND

WEST VIRGINIA

PROJECT LOCATION

Counties shown in Maryland: HANCOCK, BROOKE, OHIO, MARSHALL, WETZEL, MONONGALIA, GARRETT, ALLEGANY, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON.

Counties shown in West Virginia: TYLER, MARION, PRESTON, GARRETT, ALLEGANY, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON.

Counties shown in West Virginia: TYLER, MARION, PRESTON, GARRETT, ALLEGANY, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON, WASHINGTON, CARROLL, MONTGOMERY, HOWARD, FREDERICK, BERKELEY, MONROE, JEFFERSON.

PARKING TABULATION CHART							
USE	REQUIREMENT	# SEATS	#EMPLOYEES	FLOOR AREA (SF)	REQUIRED SPACES	ACCESSIBLE SPACES	TOTAL PROVIDED
AUTOMOBILE SERVICE STATION	1 SPACES PER 300 SF	N/A	N/A	6,132	20	2	44

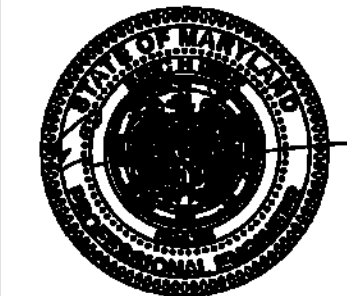
1. UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED IN STRICT CONFORMANCE WITH THE RULES, SPECIFICATIONS, AND/OR REGULATIONS PROMULGATED BY OR CONTAINED IN:
 - A. MARYLAND DEPARTMENT OF TRANSPORTATION, STANDARD DETAILS BOOK, AND CONSTRUCTION MANUAL AS AMENDED TO DATE.
 - B. MARYLAND DEPARTMENT OF ENVIRONMENT AND SEDIMENT CONTROL MANUAL AS AMENDED TO DATE.
 - C. THE DEPARTMENT OF JUSTICE FEDERAL REGISTER IMPLEMENTING TITLE III OF THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336 FOR NON-DISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS.
 - D. MARYLAND DEPARTMENT OF THE ENVIRONMENT, BEST MANAGEMENT PRACTICES MANUAL
 - E. CITY OF FROSTBURG STORM, SANITARY SEWER AND WATER STANDARDS.
2. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OSHA SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL HAVE APPROVED AND CURRENT DRAWINGS IN HIS POSSESSION PRIOR TO CONSTRUCTION AND SHALL MAINTAIN AT LEAST ONE COPY OF SAID CURRENT APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
4. ALL RIGHT-OF-WAY MONUMENTS WHICH ARE DISTURBED BY CONSTRUCTION ARE TO BE REPLACED BY A CERTIFIED LAND SURVEYOR, AT THE DEVELOPER'S EXPENSE.
5. REFER TO THE MARYLAND DEPARTMENT OF TRANSPORTATION STANDARD DETAILS BOOK (CURRENT EDITION) FOR CONSTRUCTION DETAILS NOT INCLUDED HEREIN.

TRIAD
TRIAD ENGINEERING, INC.
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GENERAL NOTES

1. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CONTRACT SPECIFICATIONS OF THE MARYLAND DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, MARYLAND DEPARTMENT OF HEALTH, FROSTBURG DEPARTMENT OF PUBLIC WORKS, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND ALLEGANY COUNTY.
2. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT, ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED PRIOR TO STARTING WORK AND SHALL ADHERE TO THE CONDITIONS IMPOSED.
6. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER/OWNER.
7. ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS OR EQUIPMENT, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.
8. ALL EXCAVATION AND TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS.
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.
11. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF GEOTECHNICAL SERVICES PROVIDED BY TRIAD ENGINEERING, INC..

LEITZ STORE REBUILD - FOSTBURG, MARYLAND



SHEETZ STORE REBUILD - #62



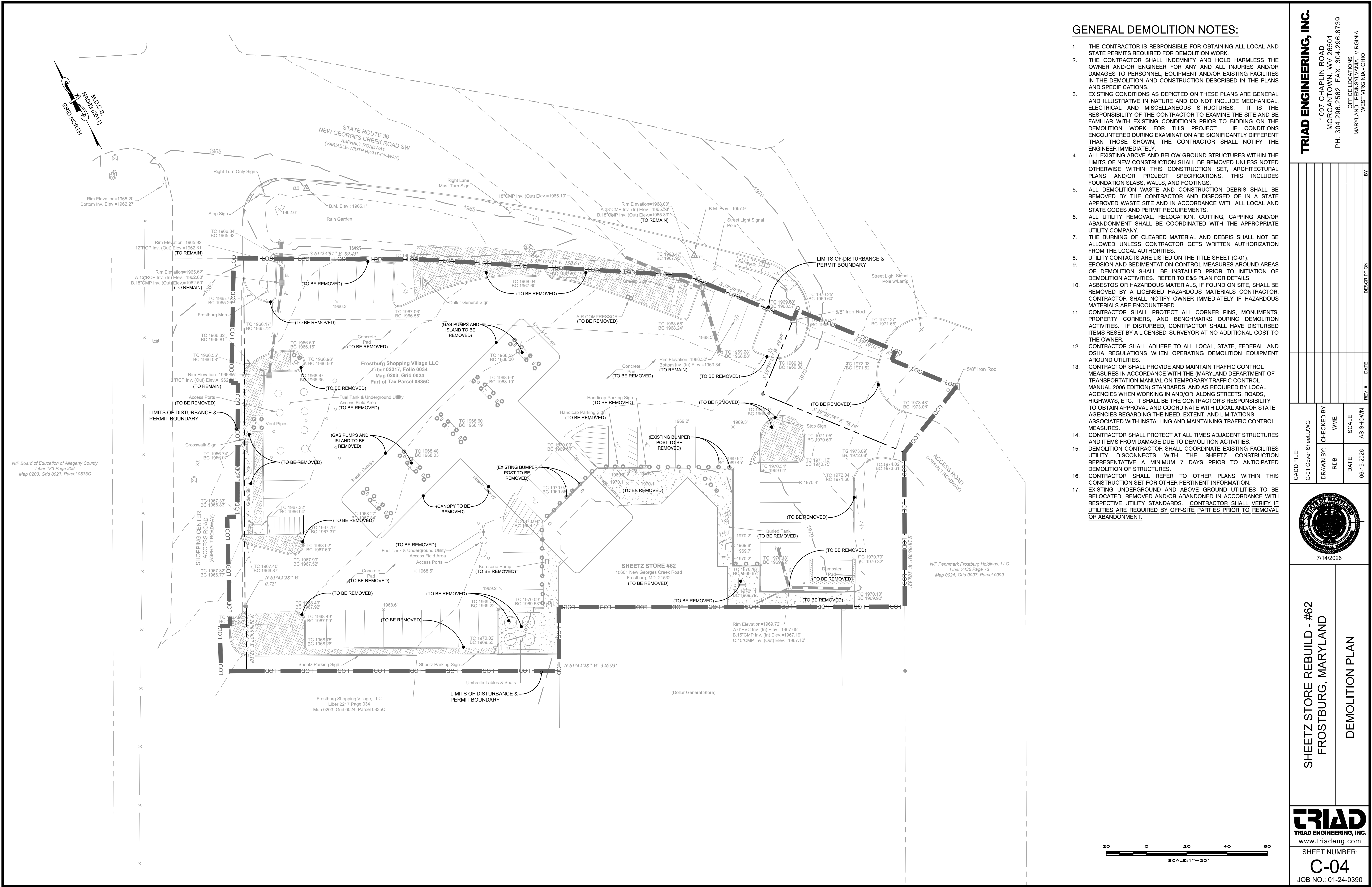
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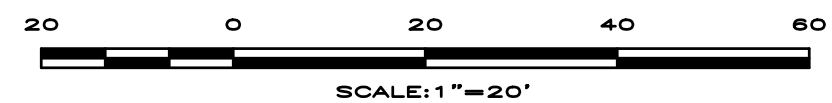
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TRIAD ENGINEERING, INC.
1097 CHAPLIN ROAD
MORGANTOWN, WV 26501
PH: 304.296.2562 FAX: 304.296.8739
OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA
WEST VIRGINIA • OHIO

EXISTING	PROPOSED
	SOIL BORING
	TEST PIT / TEST BORING
	TRAVERSE CONTROL POINT
	GPS CONTROL POINT
	BENCHMARK
	AERIAL TARGET
	IRON PIPE SET (BOUNDARY MONUMENT SET)
	OPEN IRON PIPE FOUND
	SOLID IRON BAR or REBAR SET or CALCULATED POINT
	SOLID IRON BAR or REBAR FOUND
	CONCRETE MONUMENT (BOUNDARY MONUMENT FOUND)
	MAG NAIL and PK NAIL
	RIGHT OF WAY MARKER
	BUILDING ENTRANCE MARKER
	ON-SITE PARKING COUNT
EXISTING	PROPOSED
	BOUNDARY LINE, PROPERTY LINE OR RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ROAD
	LIMITS OF CONSTRUCTION
	GAS LINE
	SANITARY SEWER PIPE AND MANHOLE
	WATER LINE
	STORM DRAIN PIPE AND INLET
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRE
	OVERHEAD TELEPHONE LINE
	OVERHEAD CABLE LINE
	FIBER OPTIC LINE
	STEAM LINE
	GUARD RAIL
	DITCH CENTERLINE
	FENCE
	TREE LINE
	CONCRETE HATCH
	RIP RAP HATCH
	2" ASPHALT OVERLAY AREA
	ASPHALT FULL DEPTH AREA



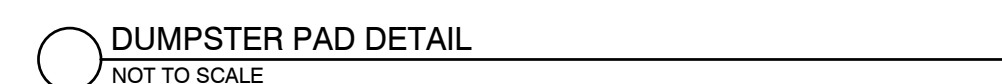




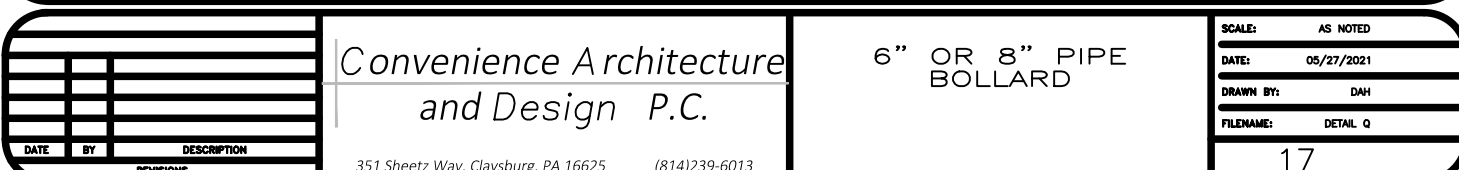




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JOB NO.: 01-24-0390



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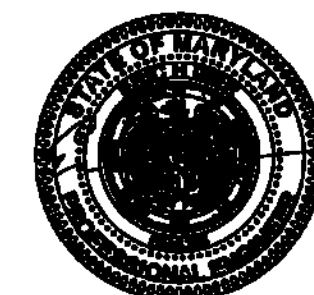
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SHEETZ STORE REBUILD - #62
FROSTBURG, MARYLAND

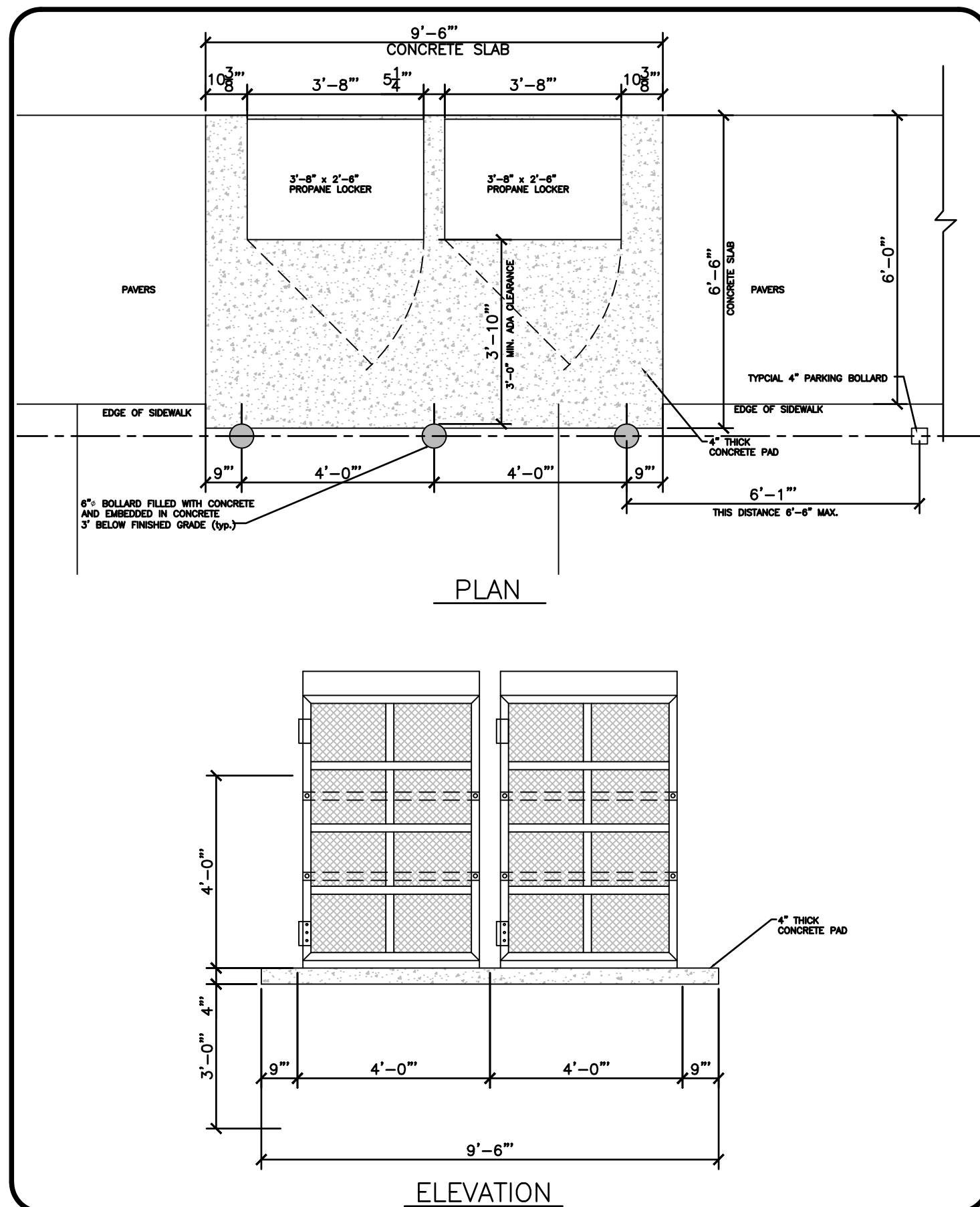
SHEETZ STANDARD
CONSTRUCTION DETAILS



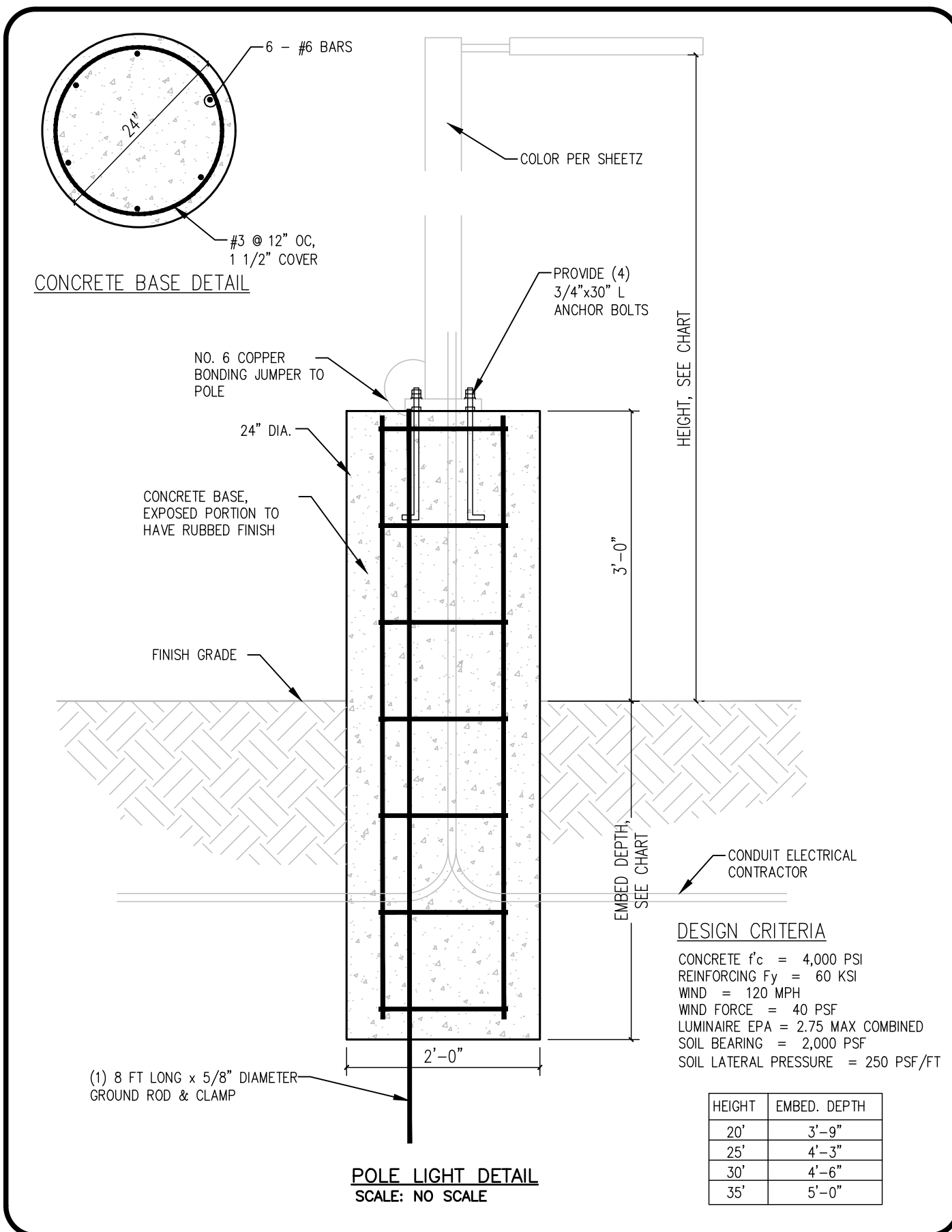
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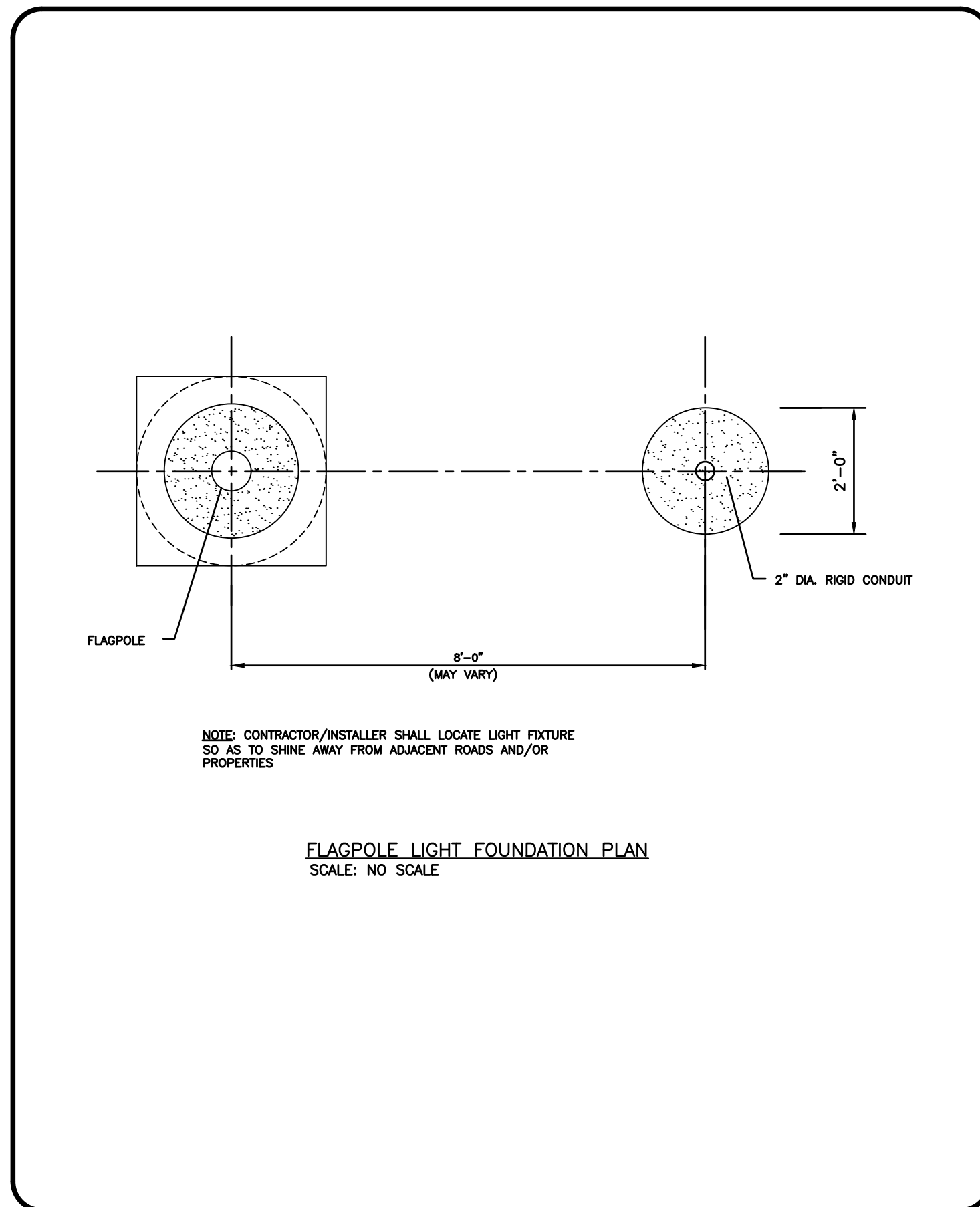
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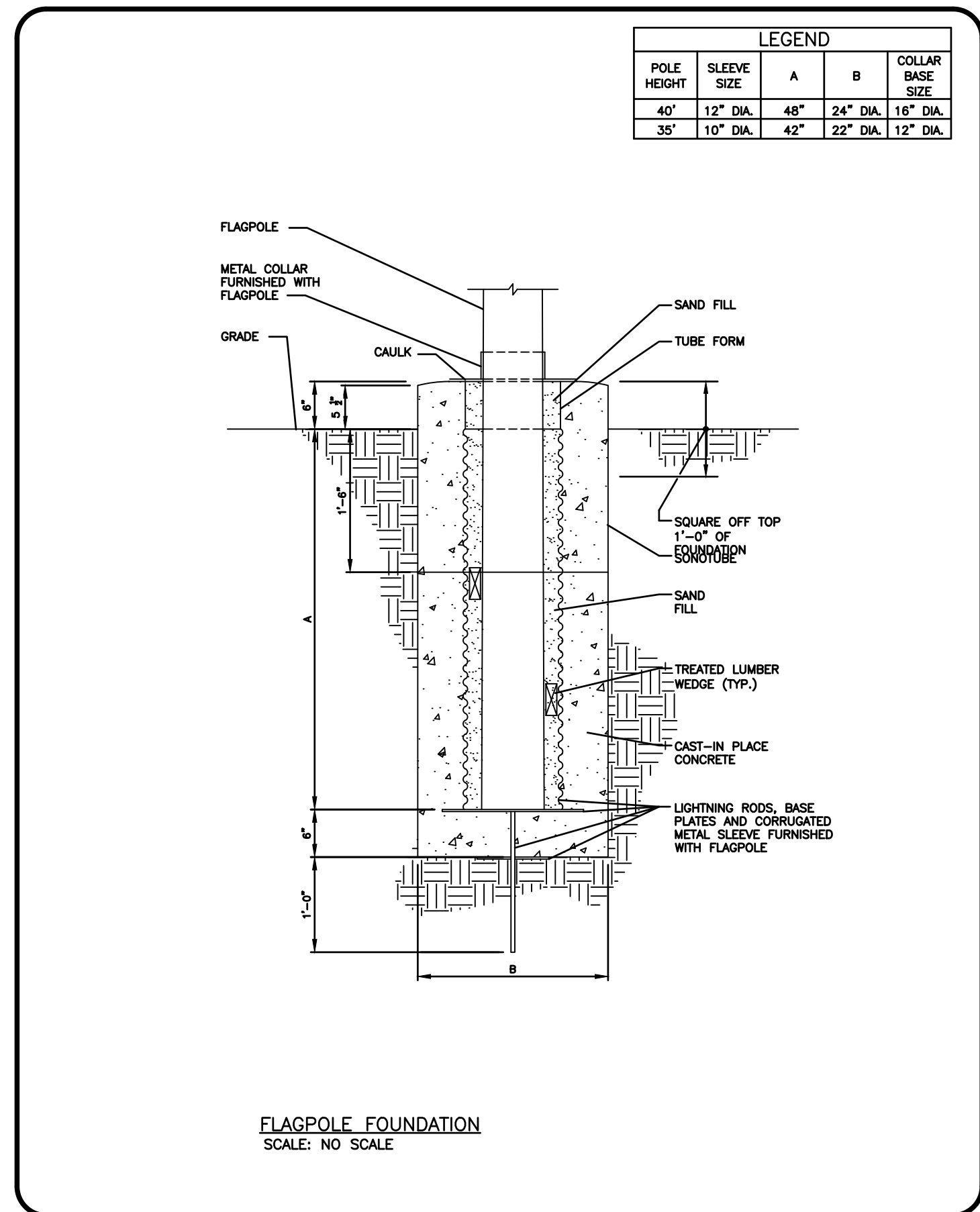
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351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



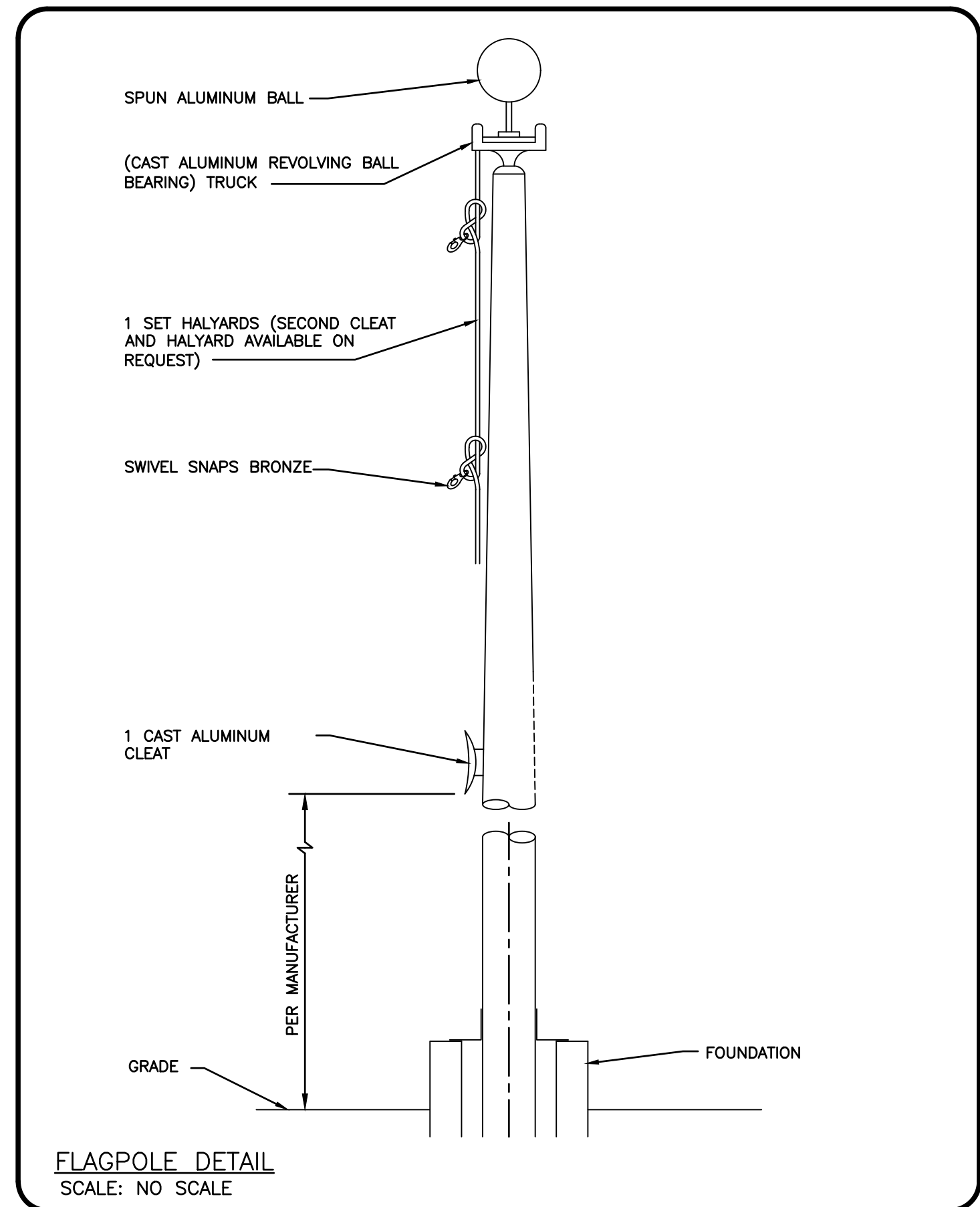
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351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



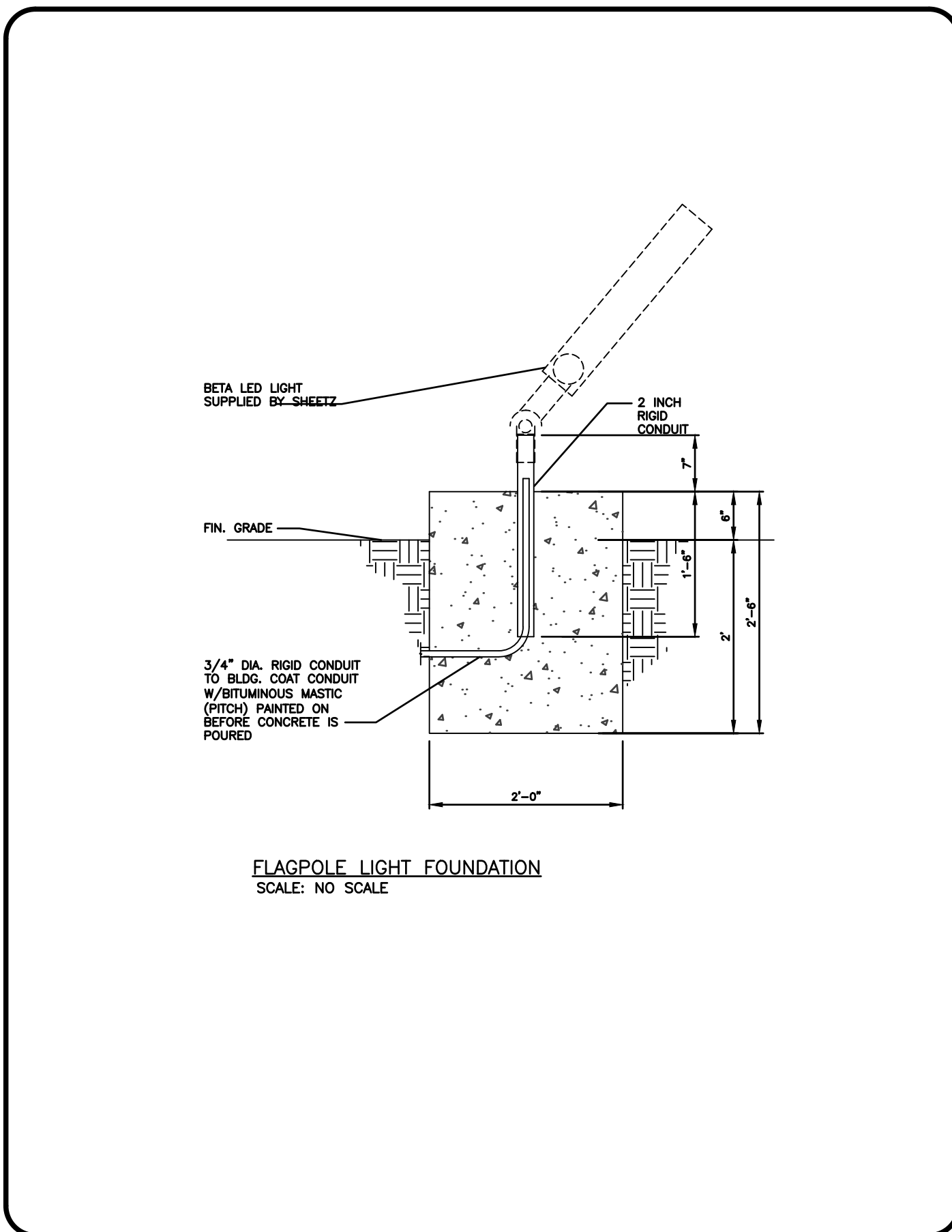
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351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



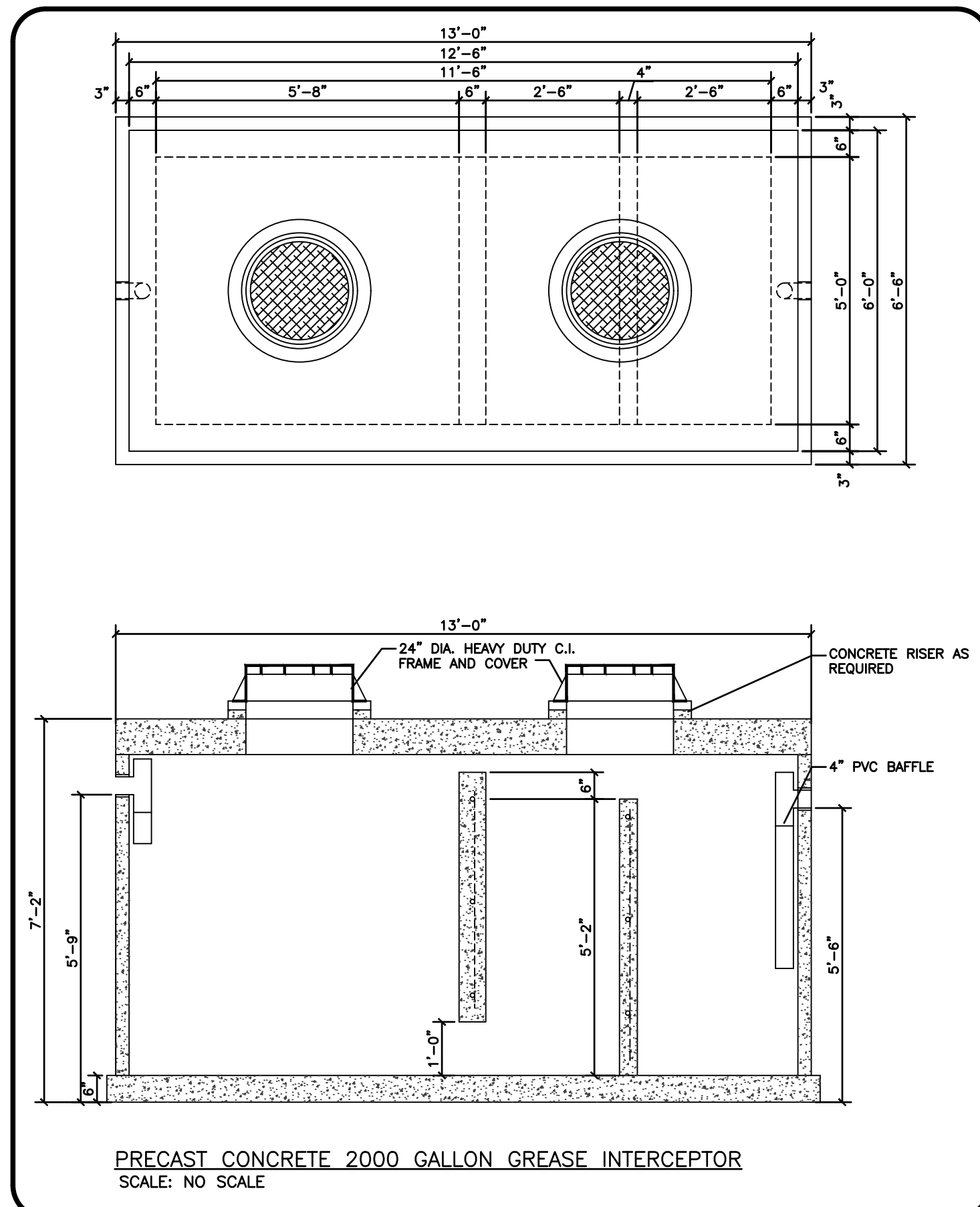
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351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



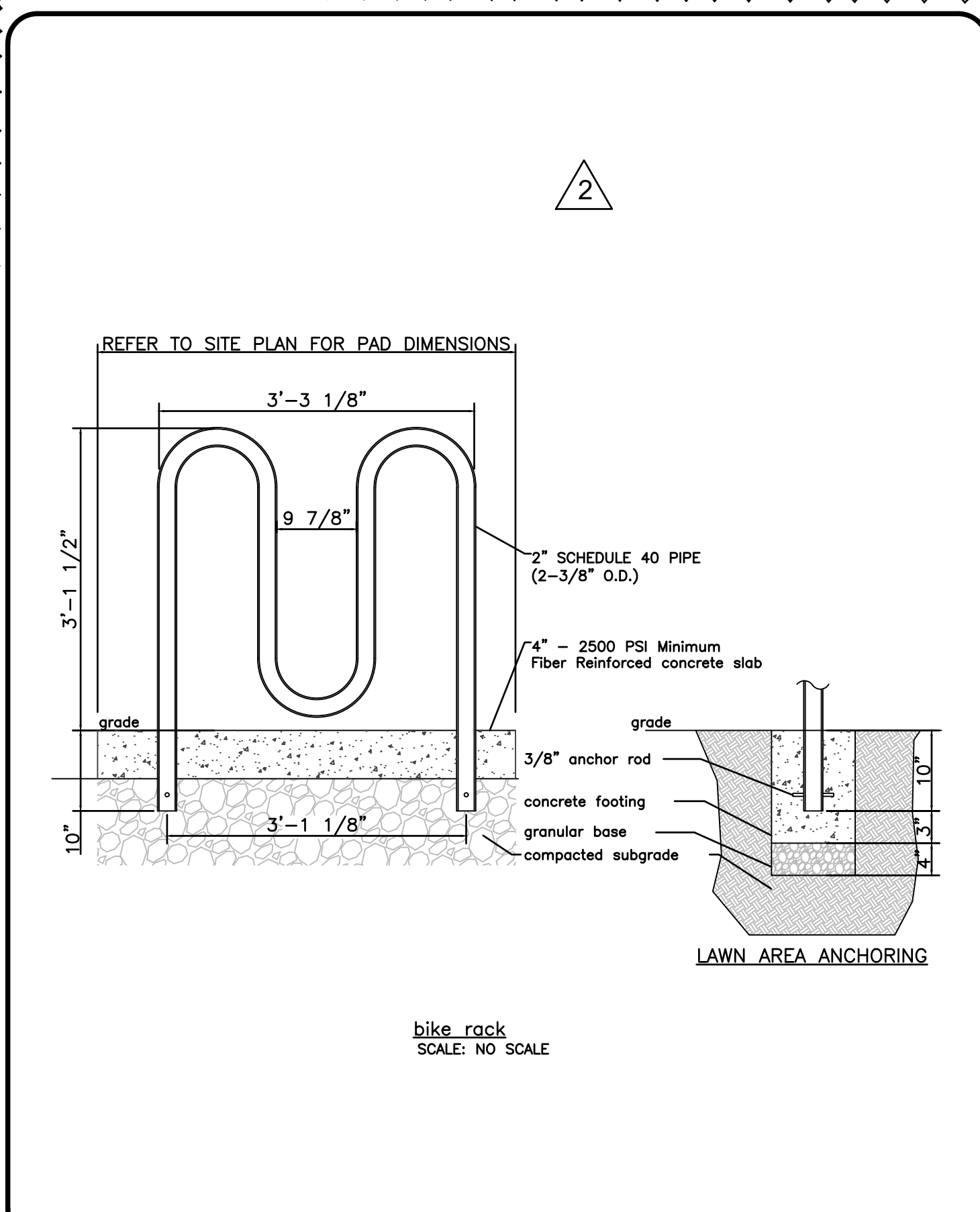
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351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



Convenience Architecture and Design P.C.		FLAGPOLE LIGHT FOUNDATION	SCALE: AS NOTED DATE: 03-28-17 DRAWN BY: NAE CHECKED BY: NAE FILENAME: DETAIL - 13
351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



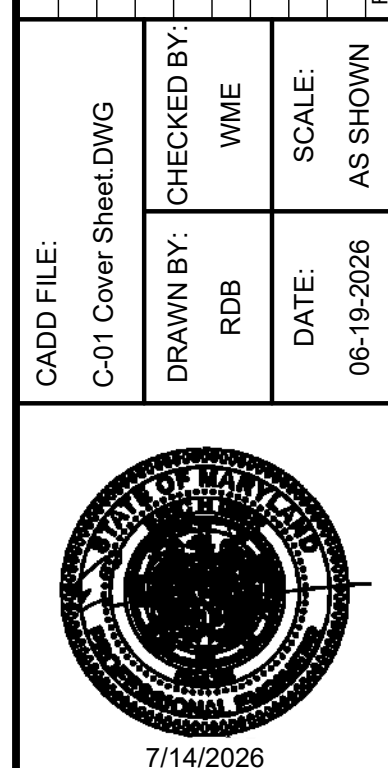
Convenience Architecture and Design P.C.		2000 GALLON PRECAST CONCRETE GREASE INTERCEPTOR	SCALE: AS NOTED DATE: 02-11-19 DRAWN BY: NAE CHECKED BY: NAE FILENAME: DETAIL - 21
351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		



Convenience Architecture and Design P.C.		BIKE RACK	SCALE: AS NOTED DATE: 11-10-2023 DRAWN BY: DAN CHECKED BY: NAE FILENAME: DETAIL - 23
351 Sheetz Way, Clayburg, PA 16625	(814)239-6013		

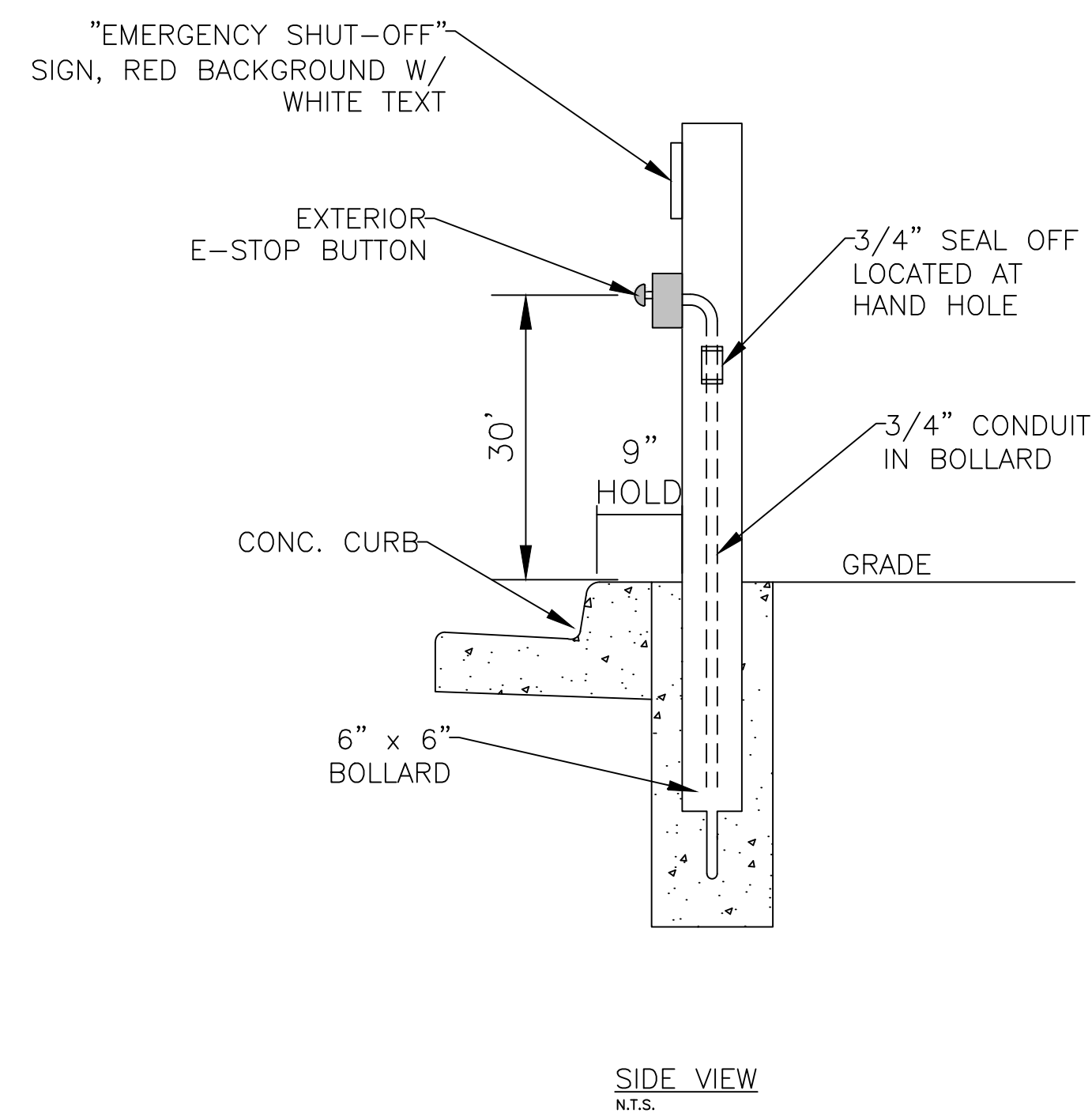
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OFFICE LOCATIONS
MARYLAND - PENNSYLVANIA - VIRGINIA
WEST VIRGINIA - OHIO

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SHEETZ STORE REBUILD - #62
FROSTBURG, MARYLAND
SHEETZ STANDARD
CONSTRUCTION DETAILS

TRIAD ENGINEERING, INC.
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SHEET NUMBER:
C-11
JOB NO.: 01-24-0390

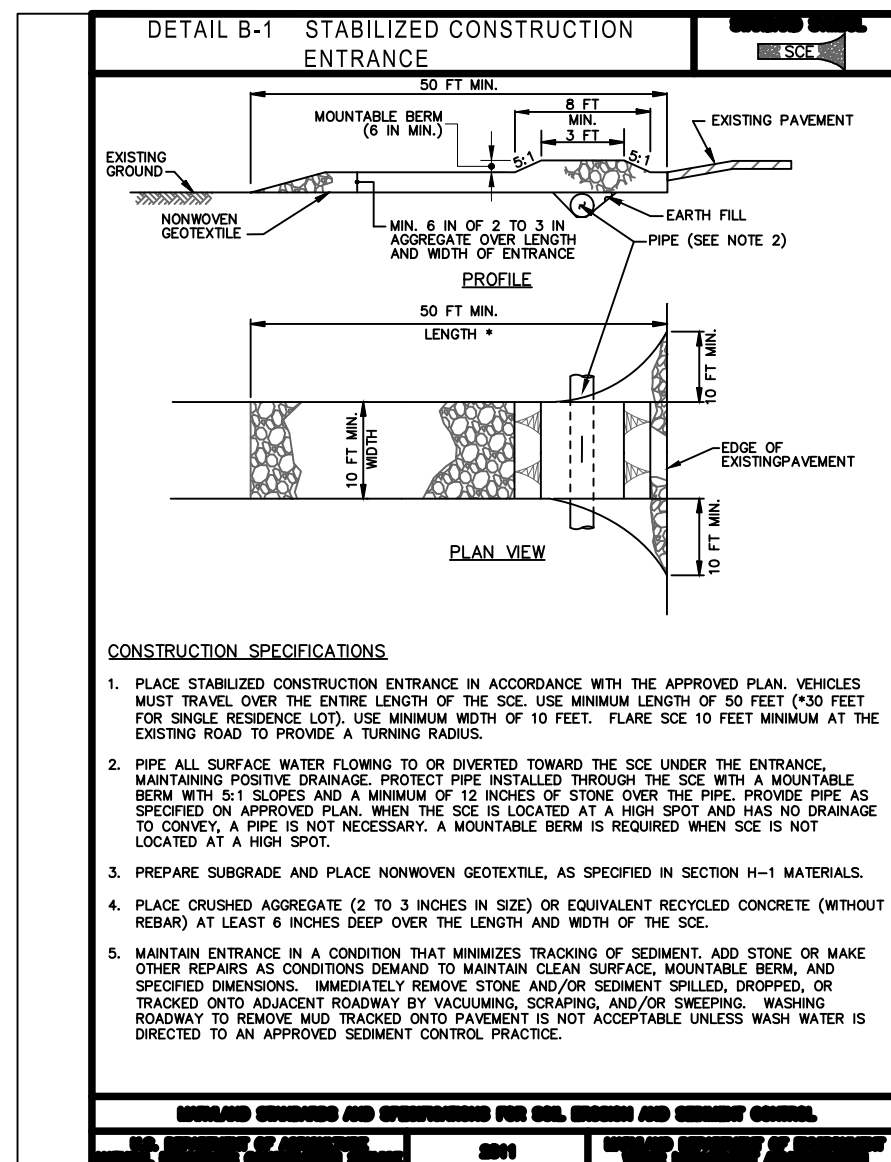


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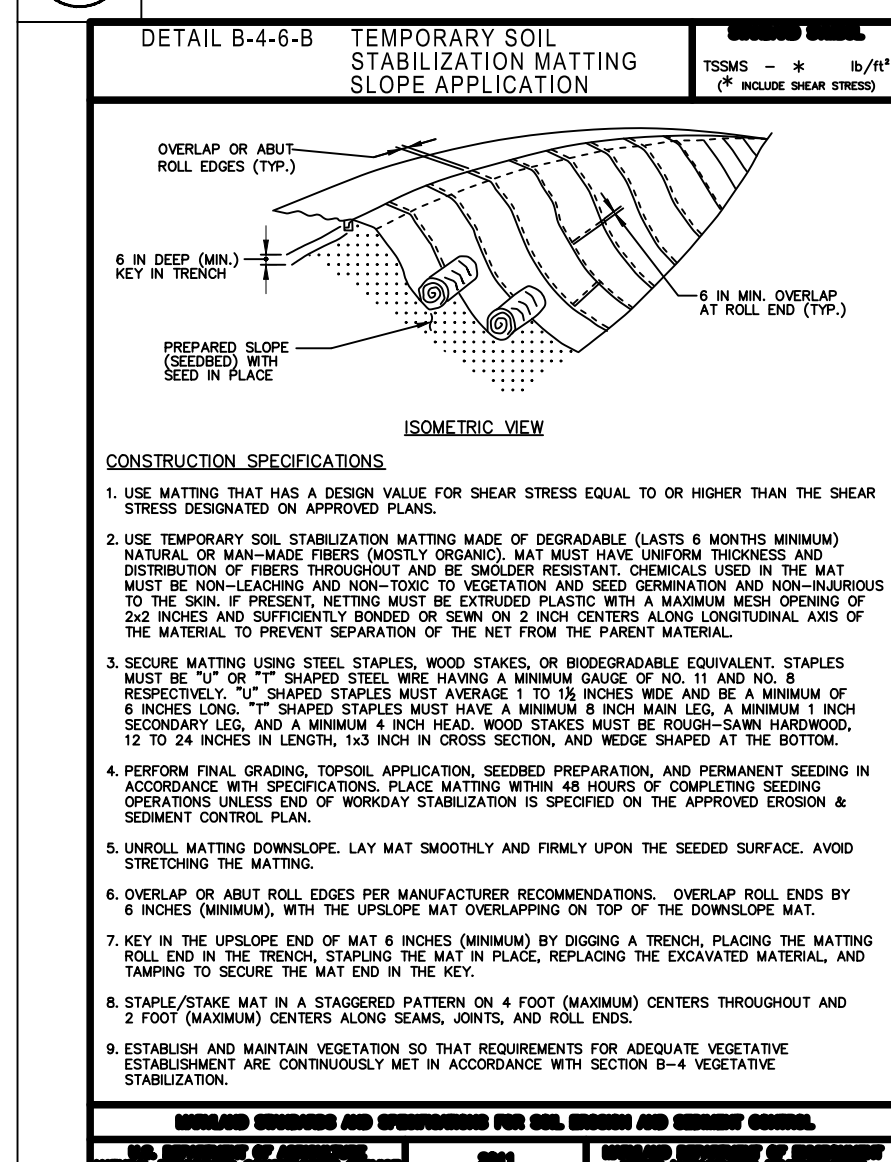




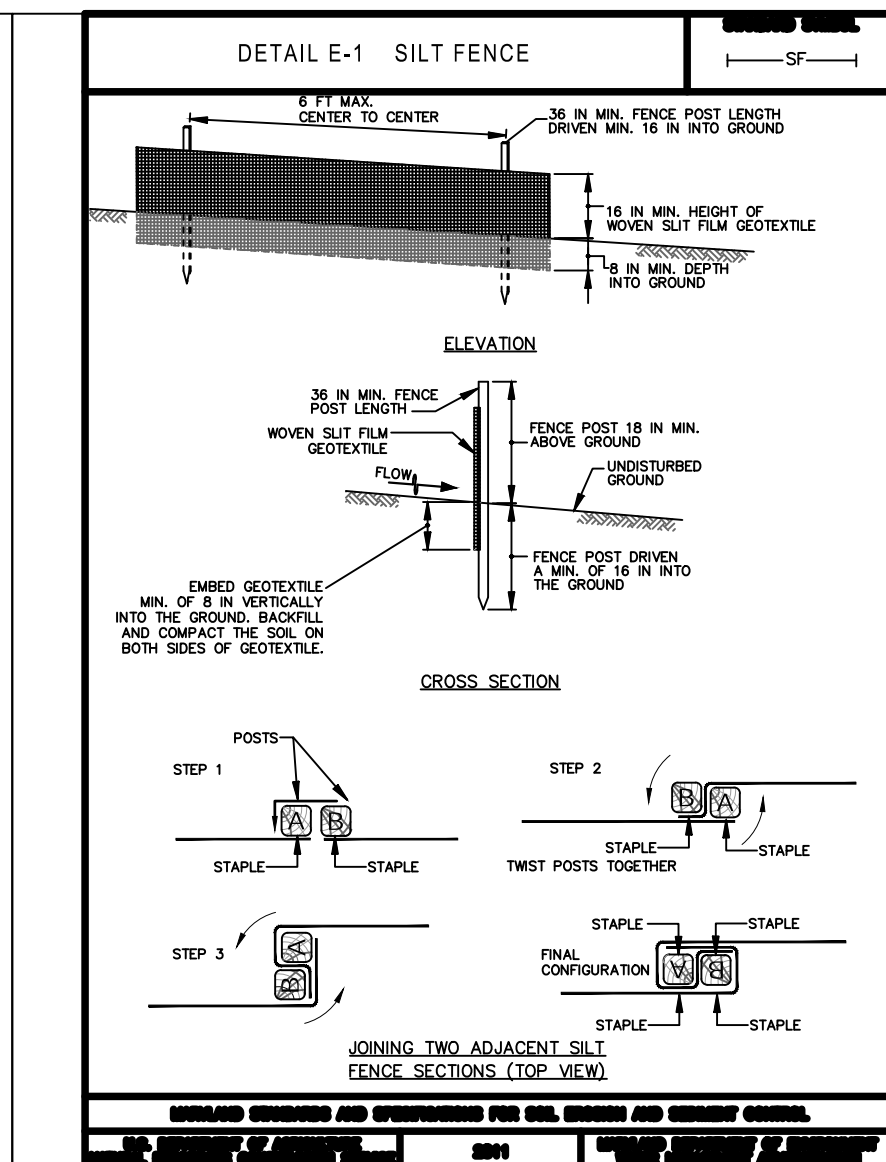
MINIMUM CONSTRUCTION STANDARDS NARRATIVE



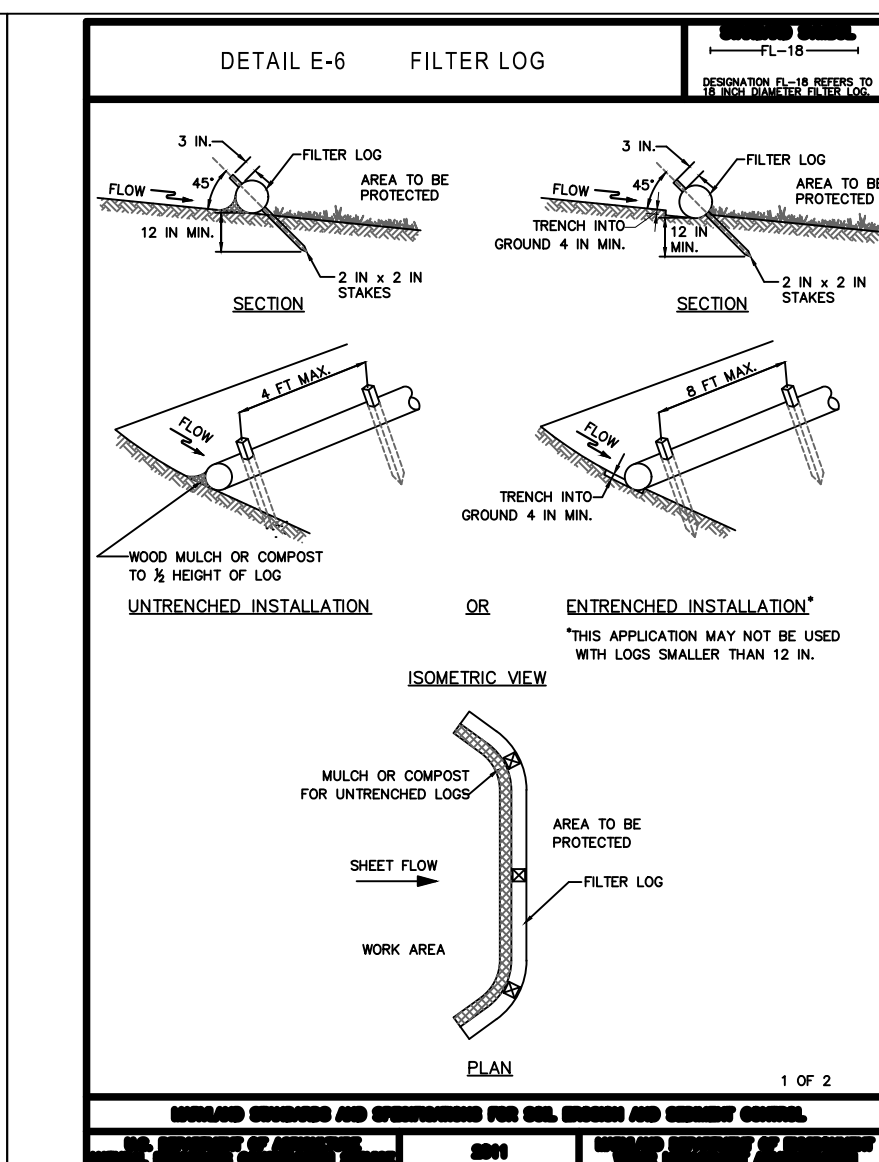
1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



6 TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION
NOT TO SCALE



2 SILT FENCE
NOT TO SCALE

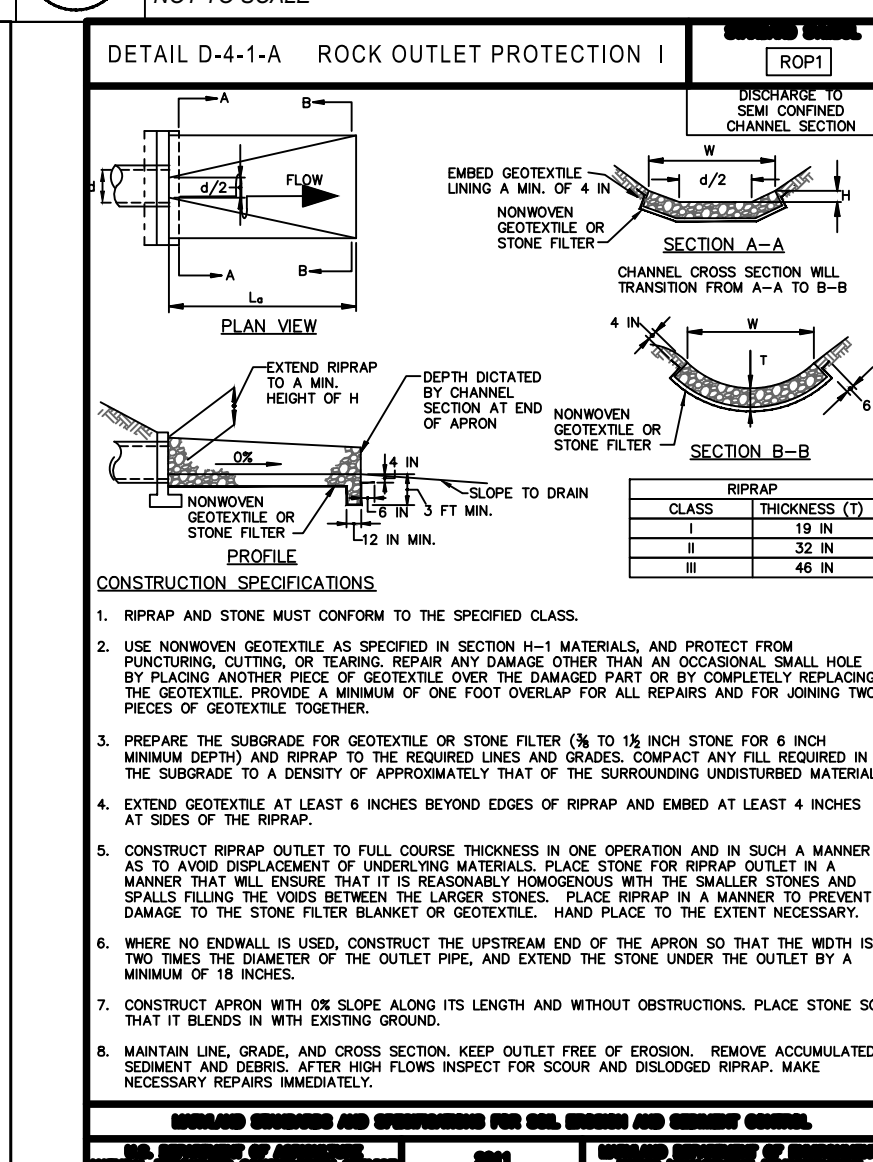


3 FILTER SOCK
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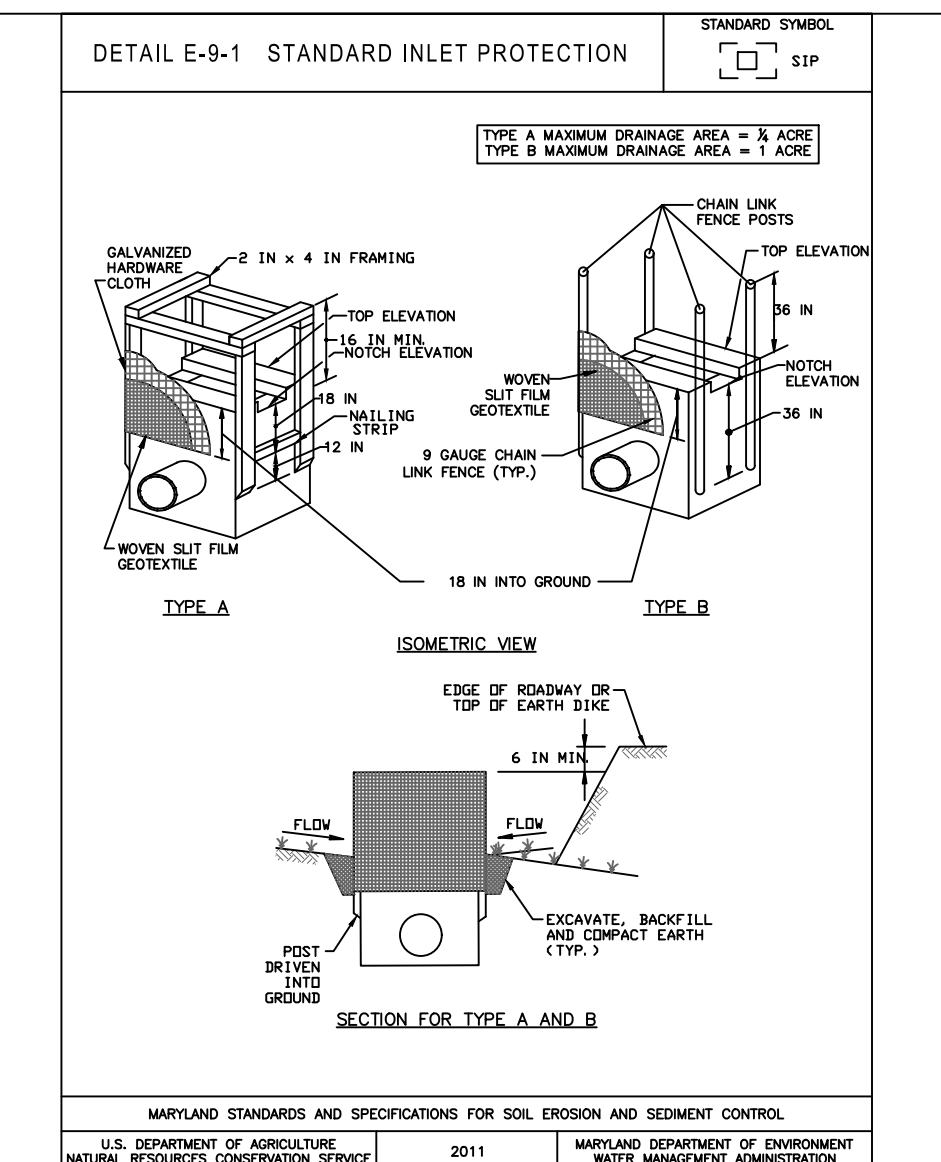
TEMPORARY SEEDING SUMMARY						
HARDINESS ZONE (FROM FIGURE B-3) - S-2						
No.	SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	SEEDING DEPTHS (INCHES)	FERTILIZER RATE (10-20-20)	LIME RATE
1	BARLEY (HORDEUM VULGARE)	2.2 lb/1,000 sq. ft.	MAR. 1 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	45 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/ac. (90 lb./1,000 sq. ft.)

PERMANENT SEEDING SUMMARY						
HARDINESS ZONE (FROM FIGURE B-3) - S-2						
No.	SPECIES	APPLICATION RATE (LB./AC.)	SEEDING DATES	SEEDING DEPTHS (INCHES)	FERTILIZER RATE (10-20-20)	LIME RATE
1	TALL FESCUE (FESTUCA TENACISSIMA)	40	MAR. 1 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	45 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/ac. (90 lb./1,000 sq. ft.)
2	PERENNIAL RYEGRASS (LOLIUM PERENNIS)	25	MAR. 1 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	45 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/ac. (90 lb./1,000 sq. ft.)
3	WHEAT (TRITICUM AESTIVUM)	5	MAR. 1 - MAY 15 AUG. 1 - OCT. 15	1/2 - 1	45 lb./ac. (10 lb./1,000 sq. ft.)	2 tons/ac. (90 lb./1,000 sq. ft.)

4 TEMPORARY AND PERMANENT SEEDING SUMMARY
NOT TO SCALE



8 ROCK OUTLET PROTECTION FOR PIPES
NOT TO SCALE



5 STANDARD INLET PROTECTION
NOT TO SCALE

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MORGANTOWN, WV 26501
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OFFICE LOCATIONS
MARYLAND - PENNSYLVANIA - VIRGINIA
WEST VIRGINIA - OHIO

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7/14/2026

SHEETZ STORE REBUILD - #62
FROSTBURG, MARYLAND

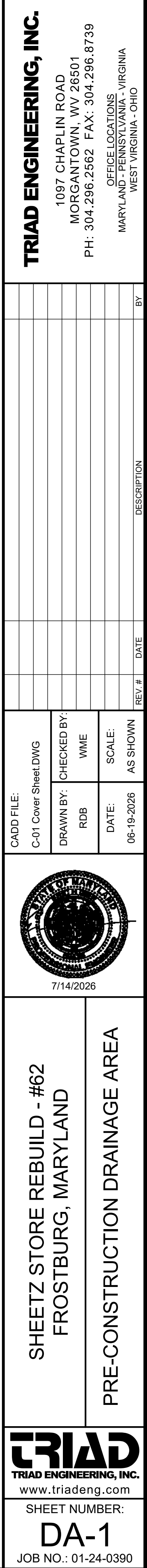
E & S DETAILS

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www.triadeng.com

SHEET NUMBER:

ENS-4

JOB NO.: 01-24-0390

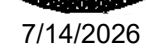




1097 CHAPLIN ROAD
MORGANTOWN, WV 26501
PH: 304.296.2562 FAX: 304.296.8739

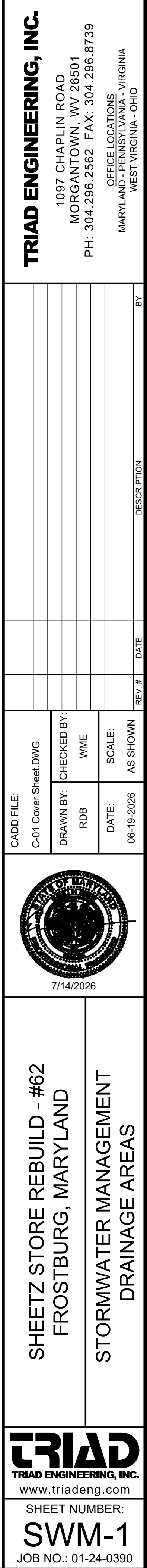
OFFICE LOCATIONS
MARYLAND - PENNSYLVANIA - VIRGINIA
WEST VIRGINIA - OHIO

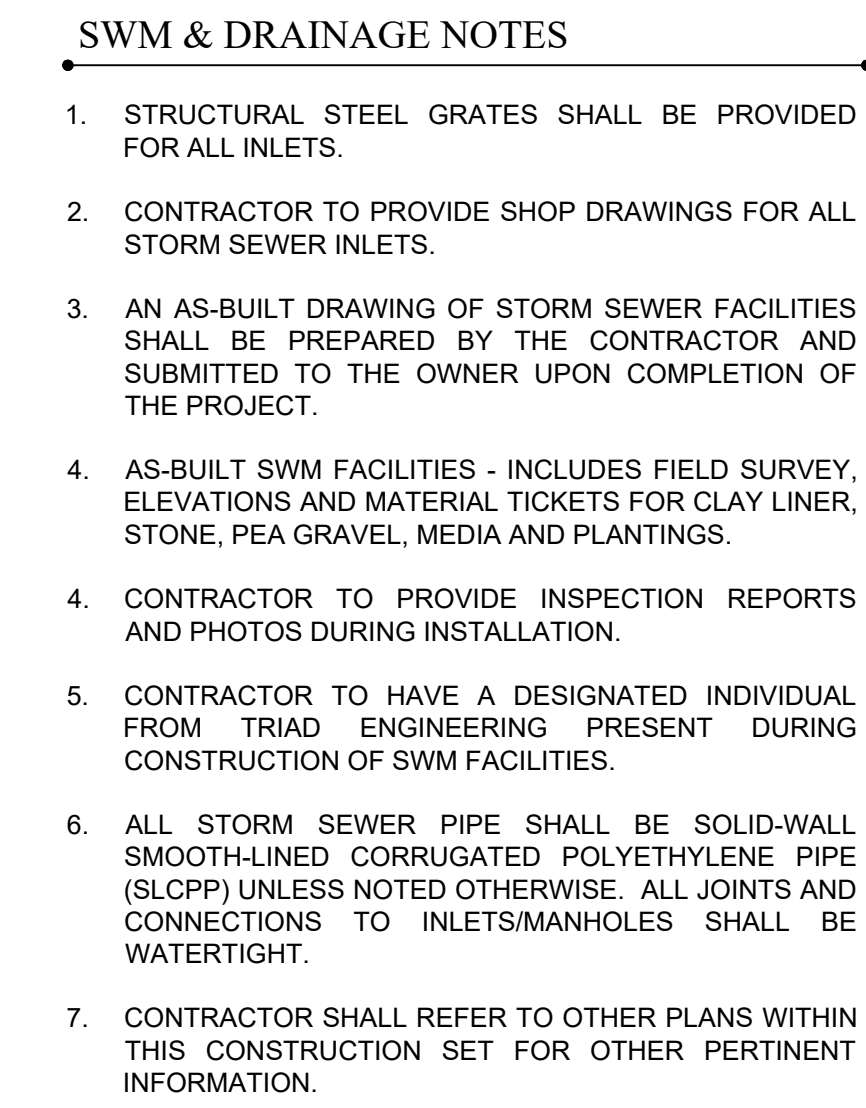
CADD FILE: C-01 Cover Sheet.DWG	DRAWN BY: RDB	CHECKED BY: WME
	DATE: 06-19-2026	SCALE: AS SHOWN



TRIAD
TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:
DA-2
JOB NO.: 01-24-0390





BIO-RETENTION AREA #1 - TYPICAL SECTION
NOT TO SCALE

[illegible]

NOTICE OF REQUIRED STORMWATER MANAGEMENT INSPECTIONS SAND FILTERS, BIORETENTION AND RAIN GARDEN FACILITIES (FOR ALL BIORETENTION AREAS AND MICRO-BIORETENTION AREAS) The following inspections are required to be performed by the Qualified Professional for the construction of any Sand Filter, Bioretention or Rain Garden Facility. Additional inspections may be needed based on professional engineering judgment. Each inspection is required at the start of each stage. <table><tr><td>EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area of sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.</td><td></td><td></td><td></td></tr><tr><td>PLACEMENT OF FILTER CLOTH (Trenches)- Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.</td><td></td><td></td><td></td></tr><tr><td>PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location size, and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover.</td><td></td><td></td><td></td></tr><tr><td>PLACEMENT OF FILTERING MEDIA - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.</td><td></td><td></td><td></td></tr><tr><td>PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.</td><td></td><td></td><td></td></tr><tr><td>STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers</td><td></td><td></td><td></td></tr></table> The Qualified Professional may request the presence of a County Construction Standards Inspector at least 24 hours in advance.	EXCAVATION OF FACILITY - Prior to excavation, verify sediment and erosion control features are in place to prevent sediment inflow. Verify all flagging required in the area of sensitive area protection. Verify grading is accurately staked-out and re-staked as needed. Facility dimensions shall be verified and soils checked for infiltration. Verify contributing area is permanently stabilized. Verify that water is not present. Ensure roughening of side walls if sheared and sealed by heavy equipment. Verify that compaction of facility base is minimized.				PLACEMENT OF FILTER CLOTH (Trenches)- Ensure filter fabric is overlapping six (6) inches between strips of cloth. Ensure tree roots or other obstacles are removed from facility walls or sides and base to prevent tearing. Verify that uphill fabric roll overlaps two (2) feet over downhill roll.				PLACEMENT OF UNDERDRAINS AND OBSERVATION WELLS - Location size, and material of under drain and observation wells shall be verified prior to stone placement. Verify pipe ends capped. Verify 3" gravel cover.				PLACEMENT OF FILTERING MEDIA - Verify bottom layer material and thickness. Verify sand and/or filter media layer material and thickness. Verify filter fabric or pea gravel used between sand layers. Verify top filter media layer.				PLACEMENT OF SAND FILTER LAYER OR GRAVEL DIAPHRAGM - Verify depth and width of sand and/or diaphragm layer. Verify fill material.				STABILIZATION AND LANDSCAPING - Verify site top soiled, seeded and mulched. Verify embankment top soiled and seeded. Verify location, size, type and number of planted landscape material. Verify no more than 1/8 inch root ball exposed. Verify planting stock kept moist during on-site storage. Verify installation location, size, material type of fencing or other safety barriers				
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