

Douglas S. Wright, Jr., chair, called the meeting to order at 12:00 p.m., on Monday, December 5, 2016, in the Conference Room, Fourth Floor, City Hall. Also present were commission members D. Miller, J. Stone, R. Thomas, and J. Wheeler. S. Bockmiller was present on behalf of Planning staff.

Staff advised that the Planning Commission needs to make a motion for a waiver from the site plan standards to permit this application to be reviewed as a minor site plan since the disturbed area exceeds the 5,000 square foot maximum for a minor site plan. The site plan was processed using the drafting standards for a minor site plan. An email was sent to all Planning Commission members and all members responded that they had no concerns about using the minor site plan process for this project.

MOTION: (Stone/Thomas) I so move.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Kenly Avenue Substation – 1220 Kenly Avenue – Battery Storage Facility, Minor Site Plan, Case No. SA-2016-12.

Staff Report: (See memo in meeting file.) This site plan is for the addition of a “battery storage facility” to the east side of an existing Hagerstown Light Department substation. This facility is located north of the Good Humor-Breyers/Pinnacle factory across Kenly Avenue.

Proposed improvements consist of a driveway connecting the development area to the existing entrance road and parking area which wraps around the existing substation; an approximately 52 x 32-foot concrete pad; a 40 x 8-foot “grid bank;” an air conditioning inverter; and a transformer. The equipment will be fenced separately from the existing substation using six-foot tall chain link with three strands of barbed wire which is consistent with the fence around the substation. Some trees will be removed to deal with grading for the pad. At its nearest, the facility will be 100 feet from Kenly Avenue (and screened by existing trees) and 50 feet from the northern property line.

Forest Conservation does not apply in this matter due to the size of the project.

Commission/Applicant Discussion: Stephen C. Cvijanovich of Fox & Associates, Inc., and James Brokenshire of Alevo USA, were present. Mr. Stone asked about the purpose of the battery back-up facility. Mr. Brokenshire stated that its main purpose is to sustain the 60Hz frequency that is the national norm. It also helps to filter and clean the flow of electricity since supply and demand changes as users turn on lights, air conditioners, etc. This will help to smooth

out the consistency of electric service. It is not intended to be a power supply. Mr. Brokenshire added that the batteries are nonflammable and would actually suppress a fire.

This is a cooperative arrangement in that it is not an actual capital outlay by the City of Hagerstown. Alevo is leasing the area from the City, installing the equipment, and reaping the benefits and it allows Alevo to interconnect. The facility supports the City of Hagerstown's operations, and the Hagerstown Light Department participates in the financial benefit as well.

MOTION: (Wheeler/Miller) I move approval of the site plan.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

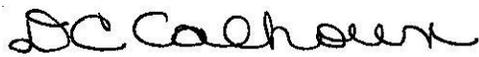
The hope is that the unit will be installed before the holidays at the end of December.

Adjourn.

It was moved and seconded that the meeting adjourn (12:13 p.m.).

12/14/2016

Approved



Debra C. Calhoun, CAP - Secretary