

**Planning Commission
MINUTES – Regular Meeting**

**October 26, 2016
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, called the meeting to order at 7:00 p.m., on Wednesday, October 26, 2016, in the Council Chamber, Second Floor, City Hall. Also present were commission members M. Brubaker, R. Campbell, D. Miller, J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Director of Planning and Code Administration; S. Bockmiller, Development Planner/Zoning Administrator; A. Rohrbaugh, Planner; and D. Calhoun, Secretary.

Mr. Wright read into the record a Certificate of Appreciation recognizing Councilmember Martin Brubaker’s service on the commission and thanked him for his contributions (copy in meeting file).

PUBLIC REVIEW MEETING

901 Pope Avenue – Jeffrey N. Crampton – Amendment to Conversion District, Rezoning, Case No. ZM-2016-03.

The public review meeting was called to order at 7:03 p.m. Mr. Wright explained the rezoning process.

Staff Report: (Copies of the staff analysis and PowerPoint presentation are in the meeting file.) Mr. Rohrbaugh presented the case and staff report. The property contains approximately three acres and the mixed-use building is almost 137,000 square feet with business and residential uses. Surrounding zoning classifications are: to the east, RMOD (Residential – Moderate Density); to the south and west, CG (Commercial General); and to the north, IR (Industrial Restricted).

According to the state assessment records, the building was constructed around 1900, and in 1977 the property was zoned IR (Industrial Restricted). In 1991 Mr. Crampton applied for a Conversion District Overlay, which was modified in 1998 to convert some of the existing office space into 12 residential units. Today the building houses the 12 residential units and approximately 11 businesses.

The purpose of this amendment to the existing Conversion District is to expand the list of permitted uses to make the building more flexible. The applicant is proposing nine additional uses be added. Mr. Bockmiller indicated that staff assisted Mr. Crampton in developing the list. Mr. Crampton was advised to review the list of uses to choose what he thought would be a good fit for his building. One of the uses was modified to limit the number of retail establishments to one so the entire building would not be used for retail uses.

Any new uses would need to meet the Zoning Ordinance parking requirements although the Planning Commission could allow variations provided it relates to the shared use of the parking spaces and is consistent with the approved concept plan and special design requirements of the district. There are approximately 44 parking spaces; however, not all 44 spaces are used during daytime hours.

Mr. Miller asked how many additional uses would be permitted. Mr. Bockmiller stated that in the past, the City has administered the Conversion Districts to allow uses permitted in the underlying (base) zoning district in addition to those permitted with the Conversion District overlay. Currently the building can be used for any permitted use in the IR district, plus the 12 dwelling units. This amendment would add several additional uses that will expand the types of uses that can be established in the building. Because this is an existing building with existing parking, new uses can go in to the building without recalculating the parking requirements. Mr. Bockmiller did not believe this building would be sought out for high traffic generating uses (i.e., retail drug stores).

Mr. Rohrbaugh entered into the record the Certificate of Advertisement and the Planning Commission's file by reference.

Applicant's Presentation: Jeffrey Nelson Crampton, 261 Frederick Street, Hagerstown, Maryland, applicant and owner of the property, was present. Mr. Stone asked how much space is available on the first floor. Mr. Crampton stated that the first floor is full. The second and third floors are vacant and he has no plans to rent the upper floors. Total square footage of the first floor is approximately 40,000 square feet. Mr. Stone felt that the 5,000 square-foot maximum for a single retail operation is only a small percentage of the footprint. He indicated that he did not have an issue if the 5,000 square-foot maximum was divided up among several shops. Staff stated that the current wording is for one retail shop up to 5,000 square feet but that could be revised if the commission desires.

Mr. Crampton stated that the second and third floors are vacant and he reiterated that he does not plan to rent them because it is not feasible due to the building codes. Parking is plentiful. He scrutinizes prospective tenants to determine whether they would be a good fit for the building and the existing tenants. If someone wants to rent a space in the building that will generate a lot of traffic he would not be inclined to rent to them.

Public Testimony:

No one was present to provide testimony either in favor or against the proposed amendment.

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MOTION: (Stone/Miller) I make a motion to leave the record open for ten days.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Brubaker)

The public review meeting was closed (7:25 p.m.)

REGULAR MEETING

Roll Call.

All commission members were present.

Approval of Minutes:

September 28, 2016 – Regular Meeting.

MOTION: (Wheeler/Thomas) I will move approval of the minutes.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN - Miller)

Development Review:

**Washington County Senior Center – 21 Willard Street – Redline Revision,
Case No. ZS-2013-06.**

Staff Report: (Copy of staff report in meeting file) Redline revisions were received for this previously approved site plan to:

- Modification of the configuration of a future cross-shaped pavilion between the building and the western parking area to a rectangular 25 x 40-foot pavilion and a small sidewalk connection to the adjacent parking lot sidewalk;
- Addition of a reflexology path within the courtyard area on the south side of the main building; and
- Installation of a new 13 x 15-foot pavilion in the area surrounded by the proposed reflexology path.

Staff recommended approval of the proposed revisions.

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Applicant/Commission Discussion: In answer to a question raised by Mr. Wright, Adam Hager of Frederick Seibert & Associates stated that a new pipe outlet network is being installed and they wanted to be certain the pipe network was reflected on redline revisions since it was done during construction. The reflexology path is stamped concrete that is intended to be walked on in bare or stocking feet.

MOTION: (Miller/Campbell) Make a motion to approve.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Planning Commission Business:

Comprehensive Plan Update: Downtown Element (Continued from October 5 Meeting).

Staff Report: (Copy of staff report in meeting file) Five changes were recommended as a result of the commission’s discussion at the October 5 meeting. Staff contacted Dan Spedden at the Convention and Visitors Bureau who provided feedback on the plan. Among those comments, the commission indicated its support for cultivating more Uber and LYFT drivers and the suggestion to encourage the development of more Bed & Breakfast (B & B) operations on Summit Avenue and North Locust Street. Staff will incorporate the comments concerning Uber and LYFT into the Transportation Element. Commission members discussed the B & B suggestions and agreed to add them to this element. Commission members decided not to include Mr. Spedden’s comments about a downtown stadium in the plan.

With the above changes, the commission had no additional comments on the Downtown Element.

Announcements:

- Mr. Wright reminded members of the Maryland Planning Commissioners Association 2016 Conference on October 27 and 28 in Frederick, Maryland.
- Members thanked Mr. Brubaker again for a job well done.

Adjourn. It was moved and seconded that the meeting adjourn (7:46 p.m.)

12/14/2016

Approved



Debra C. Calhoun - Secretary