

**Planning Commission  
MINUTES – Regular Meeting**

**February 28, 2018  
City of Hagerstown, Maryland**

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Douglas S. Wright, Jr., chair, opened the meeting at 7:00 p.m., on Wednesday, February 28, 2018, in the Conference Room, Fourth Floor, City Hall. Also present were commission members J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Director of Planning and Code Administration Department; S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner; and D. Calhoun, Secretary.

**REGULAR MEETING**

**Roll Call.**

The chair noted that commission members R. Campbell, K. Jones, and S. McIntire were absent.

**Approval of Minutes:**

December 6, 2017 – Regular Meeting:

**MOTION:** (Thomas/Stone) I'll move that we accept the minutes of December 6.

**DISCUSSION:** None.

**ACTION:** APPROVED (ABSTAIN - Wheeler)

Mr. Wright had a follow-up question on the proposed Krispy Kreme and whether it was still a viable project. Mr. Bockmiller said he spoke with the Burger King property owners recently. There were delays with regard to the necessary cross-easements; however, a site plan is expected in the near future.

**Development Review:**

None.

**Planning Commission Business:**

**2017-2018 Text Amendment Package.**

(Copy of staff reports are in the meeting file.) At the last meeting commission members indicated they would not be in favor of creating language for proposed amendments 3.4 and 3.5; and

directed staff to research further the proposals for 3.3 and 3.6. Concerning 3.8, Private Streets, this was an issue with the site plan for modifications to Cortpark and the road through the floodplain. Commission members felt it was worth looking at since the issue will come up again. There should be no private streets for subdivided residential developments, either fee simple or condominium.

Discussion picked up from the February 14 meeting:

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- Section 3.9 – Concerning permitting “Boarding Houses” under certain conditions, staff was directed to consult with the City Attorney. Currently boarding houses are not permitted. Conditions at several hotels in Hagerstown have staff members thinking that the City may want to allow boarding houses under strict conditions. Families are living in hotel rooms without kitchen facilities; the building code specifies that boarding houses must have a shared kitchen facility. There would be building and fire code requirements (i.e., alarms, fire alarms, sprinklers, etc.) and anti-clustering provisions that would need to be met. In addition, the City would be looking for quality, well-managed operations, and possibly a live-in manager. Hotels can no longer be long-term housing without being built for it. Commission members agreed that this should be addressed so it is safe for occupants.

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- Section 3.10 – This amendment would address regulation of front yard parking pads, similar to the conditions at the townhouse project on South Cleveland Avenue. Driveways would be encouraged when possible at the rear off of alleys where they exist. Staff was directed to develop draft language for the commission’s review.
- Section 3.11 – This proposal would regulate short-term housing rentals such as Vacation Rentals by Owner (VRBO). There could be parking issues, transient issues, and impacts on existing neighbors. Sites are marketed through a website. Staff was directed to continue researching this matter.
- Section 3.12 – The Mayor and Council has requested that the Planning Commission review the issue of whether multiple dwelling structures should be allowed to be constructed on a single property or if each structure should be built on its own lot. This would affect condominiums as well. The Mayor and Council is expecting a report one way or the other on this matter.

With review of Section 3 complete, staff was given permission to begin crafting language for the commission’s consideration.

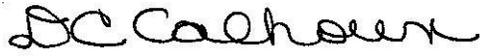
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**Adjourn.** It was moved and seconded that the meeting adjourn (8:25 p.m.)

3/28/2018  
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Approved

  
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Debra C. Calhoun - Secretary