

**Planning Commission
MINUTES – Regular Meeting**

**January 8, 2020
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, opened the meeting at 4:05 p.m., on Wednesday, January 8, 2020, in the Conference Room, Fourth Floor, City Hall. Also present were commission members C. Davis, 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; M. Flick, Planner; and D. Calhoun, Secretary.

Update on Upcoming Mayor and City Council Schedule on Planning Commission Matters.

Before a quorum was obtained, Ms. Maher gave an overview of what projects initiated by the Planning Commission that the Mayor and Council will be considering in the upcoming months, including the Comprehensive Plan amendments, the Comprehensive Rezoning, Land Management Code Package of Amendments, and the I-81/Halfway Boulevard right-of-way annexation. Planning Commission members were encouraged to attend the Mayor and Council meetings on January 14 (public hearing on Comprehensive Plan Amendments and the I-81/Halfway Boulevard right-of-way annexation); January 28 (public hearing on the Land Management Code Text Amendment package); and February 25 (public hearing for the comprehensive rezoning).

Mr. Stone and Ms. Davis arrived.

REGULAR MEETING

Roll Call.

Commission members S. McIntire and C. Ploscaru were absent.

Approval of Minutes:

November 19, 2019.

MOTION: (Wheeler/Davis) I'll move approval of the minutes.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Development Review:

City Chapel – 227 East Washington Street – Request to Extend 180-Day Approval Period, Minor Site Plan, Case No. SA-2019-03.

Staff Report: (Staff Report in the meeting file.) The Planning Commission approved this site plan for 180 days which staff began counting when the applicant received their first building permit after the minor site plan was signed. In order for the applicant to continue to use the site as they have been, they need to obtain a time extension or a permanent approval of the site plan. Staff noted that the tent has been put up on Fridays and taken down each Sunday. Related to concerns raised by commission members during the initial site plan review, staff noted that the hillside has not eroded to any significant degree as a result of this use.

Applicant/Commission Discussion: Staff would like to continue keeping an eye on the hillside to guard against erosion. Commission members agreed. Mr. Thomas asked if the inspector will be looking for erosion as part of their weekly inspections. Ms. Maher stated that the building inspector will not be looking for erosion specifically but might bring it up if the ground appears to be degrading.

MOTION: (Wheeler/Thomas) I'll make a motion to approve the site plan for an additional 180 days.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Justin Popielasz – 354 Dual Highway – Revisions to Minor Site Plan for Car Sales, Case No. SA-2019-06.

Staff Report: (Staff Report in the meeting file.) Mr. Popielasz received approval of a minor site plan for a car sales facility last fall. He is requesting an amendment to the site plan to permit a fence on the west property line in place of landscaping. Staff presented photographs that were taken the afternoon of this meeting. The property owner had the property surveyed and found out he has less property on the west side than he realized. Adding three feet of landscaping would eat up more space on this side of the site. Adding fencing to the west and north side of the property would save space on the west side and limit pedestrian and vehicular cut-through traffic on his property from East Franklin Street. Staff recommended approval.

Applicant/Commission Discussion: Commission members had no concerns.

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MOTION: (Stone/Davis) I move that we approve the proposed amendment to the site plan.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Planning Commission Business:

Update on Upcoming Mayor and City Council Schedule on Planning Commission Matters – Continued.

To bring Mr. Stone and Ms. Davis up to speed, Ms. Maher reiterated the matters coming up with the Mayor and City Council that the Planning Commission considered previously:

- January 14 – public hearings on the I-81/Halfway Boulevard right-of-way annexation and the Comprehensive Plan updates; presentation by staff on the Land Management Code Text Amendment Package.
- January 21 – Follow-up on hearings; additional time for Land Management Code text amendment presentation.
- January 28 – public hearing on the Land Management Code Text Amendment Package.
- February 25 – public hearing on the Comprehensive Rezoning.

Staff stated that Washington County and the Maryland Department of Planning have no concerns about the proposed annexation; however, some concerns were raised by a developer/property owner in the area.

Mr. Stone said the City should be commended for making efforts to annex land that will be key to other annexations in the future.

February 26 Meeting.

Staff noted that due to an oversight, the February 26 meeting falls on Ash Wednesday. In the past, when scheduling meeting dates, Ash Wednesday was avoided. Since some commission members attend Ash Wednesday services in the evening, staff asked if the meeting should be rescheduled. Commission members were agreeable to keeping the meeting as scheduled on February 26.

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Kilpatrick Woods.

Staff gave the commission an overview of the Mayor and Council’s discussion on the developer of Kilpatrick Woods request for tax credits. Some members were in favor, some were neutral and one member was opposed to the developer’s plan for state low-income housing tax credits for a rental development. Mr. Wright noted that the City is following its Comprehensive Plan. Ms. Maher provided the Mayor and Council information about what types of income levels (jobs) that would qualify for these rental units (Police, Fire, truck drivers). The income levels are not typically those of low-income or unemployed persons. A majority of the units will be three-bedroom units with some two- and four-bedroom units mixed in.

Ms. Maher noted that the City will be required to include affordable housing language in the Housing Element of the Comprehensive Plan and what the City is doing to meet affordable housing needs. The Maryland Department of Planning will let staff know in June what needs to be in the Comprehensive Plan.

Announcements.

None.

Adjourn. It was moved and seconded that the meeting adjourn (4:36 p.m.)

1/29/2020

Approved



Debra C. Calhoun - Secretary