

Due to the national, state, and local declarations of emergency as a result of the COVID-19 virus pandemic, this meeting was conducted through electronic teleconferencing technology. All participating members of the commission and all participating applicants did so from remote locations. Only Planning and Code Administration staff was present in Room 407.

Douglas S. Wright, Jr., chair, opened the meeting at 4:00 p.m., on Wednesday, May 13, 2020. Also participating remotely were commission members C. Davis (late), C. Ploscaru, 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.

REGULAR MEETING

Roll Call.

Commission members C. Davis (joined meeting later) and S. McIntire were absent.

Commission members agreed to revise the agenda to add review of the May 20 Board of Zoning Appeals agenda.

Approval of Minutes:

April 29, 2020.

MOTION: (Wheeler/Ploscaru) I move approval of the minutes.

DISCUSSION: Mr. Thomas pointed out a missing word on page 5, at the end of the first line of the motion near the bottom of the page (add “plat”).

ACTION: APPROVED AS AMENDED (Unanimous)

Development Review:

None.

Planning Commission Business:

**202 West Howard Street – Daniel Wolfe, Local Conversion District Overlay,
Case No. ZM-2020-01 – Recommendation to Mayor and City Council.**

Ms. Flick stated the public review meeting was held on April 29. As of May 8 there was no public input. Staff recommended approval of the Local Conversion District Overlay. It was staff's belief that this building was always mixed use.

Mr. Stone was not in favor of requesting that the applicant dedicate additional parking spaces in the rear yard. Mr. Bockmiller noted that the existing parking pad is a car and a half long; the recommendation is just to add enough space for an additional half of a car so that tenants could park two deep. Most commission members agreed with staff's position on the parking.

MOTION: (Wheeler/Ploscaru) I move approval of the Local Conversion District Overlay.

DISCUSSION: Staff pointed out that this is for a recommendation to the Mayor and Council. Ms. Wheeler amended her motion to state: recommend approval of the Local Conversion District Overlay. Mr. Ploscaru agreed to the amendment to the motion.

ACTION: APPROVED (YES: Ploscaru, Stone, Thomas, Wheeler, Wright; ABSENT: Davis, McIntire)

(Ms. Davis joined the meeting by phone.)

Thomas Bennett & Hunter Annexation – Recommendation on Appropriateness of Zoning Designation and Annexation Plan, Case No. A-2020-05.

This property is located at 11661 Hopewell Road. This annexation is the result of activation of an existing Pre-Annexation agreement (WS-2015-07). The existing zoning in Washington County is IG; the proposed City zoning is IG (Industrial General). The property is currently served by City water and Washington County wastewater. There would be no change in the maintenance responsibilities of Hopewell Road. Once annexed the property would be served by City Police and Fire.

Mr. Stone asked about any significant differences between Washington County's IG zoning and the City's IG zoning district. Staff stated that they are as comparable as they can be given that we are a municipality.

MOTION: (Stone/Ploscaru) I move that we recommend to the Mayor and Council the annexation of the Thomas Bennett & Hunter property with the proposed zoning in the city of IG.

**Planning Commission
MINUTES – Regular Meeting**

**May 13, 2020
City of Hagerstown, Maryland**

DISCUSSION: None.

ACTION: APPROVED (Unanimous: YES – Davis, Ploscaru, Stone, Thomas, Wheeler, Wright;
ABSENT: McIntire)

Update on Comprehensive Rezoning.

Ms. Flick updated the commission on the status of the comprehensive rezoning. The public hearing was held for the addition of Trey Alter’s property and Pangborn Park. Letters were received from Jackie Burkett and Curtis Keltner, both opposed to the rezoning of the Security Road (Trey Alter) property. Staff will be discussing this with the Mayor and Council on Tuesday, May 19. Staff hopes to introduce the comprehensive rezoning at the end of May.

Board of Zoning Appeals – May 20 Hearing.

One application is on the docket for a reduction in the rear yard setback from 30 to 26 feet for the addition of a roof over an existing deck. The current deck is built into the setback (which is permitted); however, the request to add a roof requires a variance. Mr. Thomas believed that the Board of Zoning Appeals should put a condition on any approval that would limit the owner to just a roof. He was concerned that the owner could come back and request another variance to totally enclose the deck. Mr. Bockmiller stated that would be the owner’s prerogative.

The Planning Commission saw no need to make a recommendation or comment on this case.

Announcements.

None.

Adjourn. It was moved and seconded that the meeting adjourn (4:30 p.m.)

5/27/2020

Approved



Debra C. Calhoun - Secretary