

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 members of the commission and all participating applicants participated from remote locations. Only Planning and Code Administration staff was present in Room 407.

Douglas S. Wright, Jr., chair, opened the meeting at 7:23 p.m., on Wednesday, May 27, 2020 (due to technical difficulties). Also participating remotely were commission members C. Davis, S. McIntire, 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, Commission Secretary.

REGULAR MEETING

Roll Call.

All commission members participated in the meeting remotely. Mr. Wright introduced the commission and staff to viewers. Due to technical difficulties with YouTube, the meeting was broadcast on Facebook live rather than YouTube. The meeting was recorded and will be posted to YouTube at a later date.

Approval of Minutes:

May 13, 2020.

MOTION: (Thomas/Davis) I make a motion that we approve the minutes of May 13 as submitted.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Development Review:

A. W. Orndorff Plumbing & Heating – 716 Security Road – Demolition and Parking Lot Improvements, Minor Site Plan, Case No. SA-2019-01.

Staff Report: (Staff report and site plan are in the meeting file.) The applicant received approval from the Board of Zoning Appeals to change the former butcher shop facility to a contractor’s office and storage facility. The office use would be sporadic; all materials will be stored indoors and a few vehicles will be parked on site.

The proposed plan includes demolition of an accessory building near the north end of the site and demolition of three wings of the principal building. The main two-story central part of the building and the remaining one-story section on the front will remain, totaling about 5,500 square feet of enclosed space.

Six parking spaces are provided along the western edge of the paved area in the front. Parking lot landscaping requirements begin to apply when creating a parking area of seven or more spaces, and this is essentially striping of existing pavement. An evergreen buffer is required along the north and east property lines. Staff noted that the property line affected by this buffer is adjacent to the Alter tract that is part of the pending comprehensive rezoning. The Mayor and Council have determined to rezone that property to RMED to promote its development, and the owner has been in conversations with developers about selling the property for townhouse development. Staff believes it is likely that the Alter tract will be developed for residential purposes in the future.

Given the amount of disturbed area, this plan was processed as a minor site plan. All review agencies have approved the site plan. Staff noted that the buffer will have to comply with the requirements of the ordinance (commercial development next to residential uses) and staff believes that the proposed row of Leland cypress trees meets the ordinance requirements.

Applicant/Commission Discussion: Referencing the building on the adjacent property to the east, Mr. Wright asked if there will be cross easements for the gravel parking lot that connects to the property as well as a road that goes to the house to the right. Mr. Bockmiller stated there is a 20-foot easement coming off of Security Road that goes to the house shown on the plat (part of a recorded plat). Mr. Bockmiller was not aware of an easement for the garage to the rear; any property disputes would be between the owners of the properties. Mr. Bockmiller noted the property has floodplain and the line goes through the building, but did not believe the building would flood.

MOTION: (Stone/Thomas) I make a motion that we approve the site plan.

DISCUSSION: None.

ACTION: APPROVED (Unanimous: Davis, McIntire, Ploscaru, Stone, Thomas, Wheeler, Wright)

Planning Commission Business:

Medium Range Growth Area (MRGA) Boundary Adjustment Proposal.

Staff Report. (A copy of staff report is in the meeting file.) The Washington County Planning Commission submitted a proposed boundary adjustment to the Hagerstown Medium Range Growth Area. In 2019 the Mayor and City Council reviewed several requests for water service outside of the existing MRGA as requests for exceptions for economic development (areas around the airport and on the west side of Greencastle Pike); however, they asked staff to hold off on any further requests for City water service outside of the MRGA that were not within a target area. The reasoning behind this was that rather than making continual exceptions to the MRGA that the boundary itself should be assessed to determine if modifications should be made to better reflect County goals for economic development while respecting capacity constraints and City goals for growth.

City and County planning, economic development, and water and wastewater staff have been meeting to review the areas within and just outside the exiting MRGA to see if adjustments could be made in keeping with the parameters set by the Mayor and City Council. It was recognized that because of capacity constraints, any adjustments that added land to the MRGA would need to be offset by removal of land to balance the capacity demands that would be generated by development on the land.

The amount of overage on the plus side from this MRGA boundary modification depends upon which land yield allocation formula is used. The City's Comprehensive Plan formula would yield a surplus of 1,027 EDUs (Estimated Daily Usage); however, a potentially more realistic land yield formula being explored by staff reduces the excess to 446 EDUs. If the surplus is overly generous, County staff would like to revisit this adjustment proposal to add more land in the PI-zoned area north of US 40 on the west side of the MRGA. As a more realistic land yield formula is finalized, staff will return to the commission for further discussion. Ms. Maher noted that the removals are on the east and south sides of the City; additions are west and north of the city.

The Washington County Planning Commission has reviewed the proposed MRGA boundary adjustments and offered their support for the proposal. The next review of this proposal will be by the Mayor and City Council. If there is consensus by the City to move forward, the next step will be to update the data in the Water Resource Element of the Comprehensive Plan and then proceed with the process to amend the City's Comprehensive Plan.

Planning Commission/Staff Discussion: Mr. Wright asked what assurances the City will have that some of these parcels will be rezoned to residential. Ms. Maher said there are no assurances however, County staff is looking for more areas for nonresidential development (i.e., industrial and commercial development). There is no way to guarantee that these lands would not be

**Planning Commission
MINUTES – Regular Meeting**

**May 27, 2020
City of Hagerstown, Maryland**

rezoned to permit residential development in the future. Since the comprehensive plan is reviewed every ten years, there will be an opportunity to revisit this issue and move the MRGA line if the City believes it is warranted.

Staff and commission members discussed the benefits of moving sewer capacity to the Maugansville Super Wastewater Treatment plant which will help with the City's sewer capacity issues. Also, since improvements have not been made to the Edgemont Reservoir, that facility's capacity cannot be included in the City's total amount. Once improvements are made to the Edgemont Reservoir, that capacity can be included.

Ms. Maher noted that this was a very productive process between City and County staffs. Planning Commission members were in favor of moving forward with this.

Announcements.

None.

Adjourn.

It was moved and seconded that the meeting adjourn (7:56 p.m.)

6/10/2020

Approved



Debra C. Calhoun - Secretary