

**Planning Commission  
MINUTES – Regular Meeting**

**September 9, 2020  
City of Hagerstown, Maryland**

---

Douglas S. Wright, Jr., chair, opened the meeting at 4:00 p.m., on Wednesday, September 9, 2020, via Zoom. 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 in Room 407 in City Hall: K. Maher, Director of Planning and Code Administration; S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner; and D. Calhoun, Secretary. (NOTE: Planning Commission revisions are indicated in red text.)

**REGULAR MEETING**

**Roll Call.**

All commission members were present.

**Approval of Minutes:**

August 31, 2020.

**MOTION:** (Stone/Thomas) Motion to approve (the minutes of August 31).

**DISCUSSION:** Ms. Wheeler pointed out confusing references at the bottom of page 2, second to the last paragraph (“Planting is required . . . the proposed driveway connection to Hager’s Crossing Drive and Hager’s Crossing Drive.”). The commission asked that the minutes be revised as follows: “Planting is required . . . the proposed driveway connection to Hager’s Crossing Drive *and south of* Hager’s Crossing Drive.” Ms. Maher noted another correction on page 2: “Hager’s Crossing Shopping Center” should be “*Hagerstown* Crossing Shopping Center”.

**ACTION:** APPROVED AS AMENDED (Unanimous)

**Development Review:**

None.

**Planning Commission Business:**

**Board of Zoning Appeals Agenda – September Hearing.**

Mr. Bockmiller stated two cases were filed for the September 16 Board of Zoning Appeals hearing. He noted that the application for 1115 Wesel Boulevard has since been withdrawn by the applicant. The intended tenant of the building expects some changes along the north side of the building which would have affected the parking. That was worked out and redline revisions are being proposed. The site will now comply with parking requirements.

**For the second case,** Ms. McIntire recused herself from this discussion due to a conflict of interest. **That case concerns** ~~Concerning~~ the application filed by Gideon Properties at the northeast quadrant of the intersection of South Cannon and South Cleveland Avenue, the applicant is proposing a day-care center on the first floor of the two-story building. This building is a nonconforming commercial building and could be a candidate for a Local Conversion District Overlay. Up until recently, it was being used as an office on the first floor with three apartments above. Municipal Stadium is located across South Cannon Avenue; there is an office building across South Cleveland Avenue. Using a commonly owned adjacent property at 376 South Cleveland Avenue, a play area will be installed in the rear. A four-foot buffer is proposed but does not meet the ordinance requirements and will need a waiver from the Planning Commission. Seven employees and a maximum of 25 children are anticipated. There will be no new buildings or parking areas. The only improvement will be the play area behind 376 South Cleveland Avenue.

Mr. Wright asked if the developer will be required to provide engineered drawings or if a hand sketch will suffice. Mr. Bockmiller stated that he would accept a hand sketch. The only improvements will be a privacy fence, play equipment, and landscaping. In the past the commission has accepted privacy fencing as an alternative to a smaller buffer area. Mr. Thomas asked what would happen if the two lots were sold off separately. Mr. Bockmiller indicated that he recommends that a condition be placed on the Board of Zoning Appeals' approval that if the lots become under separate ownership the special exception will be void. He asked that the Planning Commission make that recommendation to put into the record. Commission members agreed that if the special exception is granted that it be conditioned on the property remaining in common ownership. Mr. Bockmiller was directed to write the letter to the Board of Zoning Appeals for Mr. Wright's signature. Mr. Wright added that he supports the notion that a full, detailed drawing will not be needed for the play area.

**Announcements.**

**Planning Commission  
MINUTES – Regular Meeting**

**September 9, 2020  
City of Hagerstown, Maryland**

---

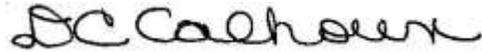
None.

**Adjourn.** It was moved and seconded that the meeting adjourn (4:17 p.m.)

9/30/2020

---

Approved



---

Debra C. Calhoun – Secretary