

**Planning Commission  
MINUTES – Regular Meeting**

**October 28, 2020  
City of Hagerstown, Maryland**

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Douglas S. Wright, Jr., chair, opened the meeting at 7:00 p.m., on October 28, 2020, in the Council Chamber, Second Floor, City Hall. Also present were commission members C. Davis (via Zoom), C. Ploscaru (via Zoom), 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 member S. McIntire was absent.

**Approval of Minutes:**

The minutes from the September 30, October 6, and October 14 meetings were not ready.

**Development Review:**

None.

**Planning Commission Business:**

**Land Management Code Package 2021 – Review of Directed Edits and Corrections to Initial Proposals, Case No. ZT-2020-01.**

Staff reviewed the edits made as a result of the discussion on October 14. If ready, a public review meeting will be scheduled for the December 9 meeting.

*Proposal 2020-05: Small-Scale Breweries, Distilleries, Wineries.* Based on the discussion on October 14, staff clarified the parking calculations based on gross square footage of tasting rooms and similar spaces and the manufacturing/warehousing area. Concerning the proposed definition, Mr. Wright asked that the word “hard” be added at the end of the third line before the word “cider.”

*Proposal 2020-06: Add Certain Permitted Uses to the CG, CR, CC-MU and IR Zoning Districts.* Staff removed “indoor plant cultivation” from the proposal for the CG zoning district

and added language to clarify the term, “sports betting.” Mr. Wright asked that the word, “Wagering” be changed to “Gambling” in the Chart of Permitted Uses.

***Proposal 2020-07: Lower Parking Requirements for Warehouse Uses and Clarify the Method Calculating the Area of a Manufacturing Use.*** As directed by the commission on October 14, staff reviewed the inconsistency proposed regarding parking calculations for the office portion of the use. Office uses as a principal use require one space per 200 net square feet of floor area. To be consistent, both of the proposals were adjusted to be consistent with the requirement for a general office principal use. The commission had no comments on this adjustment.

***Proposal 2020-10 – Accessory Buildings on Large Lots.*** Per the commission’s direction, the word “gross” was added to clarify the square footage measurement. Commission members had no comments.

***Proposal 2020-11: Codification of Current Practice to Allow Minor Deviations to Minimum Square Footage Requirements for New Dwelling Units When Retrofitting an Existing Building.*** A paragraph was added to the end list of unit sizes and as suggested at the last meeting, the last clause of that paragraph was removed. The commission had no concerns with this proposal as re-written.

***Proposal 2020-12: Consolidates All References to Buffer Widths into Article 5.*** This is new text based on a conceptual discussion at the last meeting. This proposal moves the few remaining references to buffers and anything associated with regulating them to Article 5 which gives the Planning Commission authority to approve waivers through the site plan process. Applicants would no longer have to file variances with the Board of Zoning Appeals. The commission had no concerns about this new language. Ms. Maher pointed out that the “Justification” language at the top of the form would need to be rephrased from a question to a statement.

***Proposal 2020-15: Updates References to Comprehensive Plans.*** A paragraph was added at the end and the existing paragraph was split into three separate paragraphs. There was no content change except for the new paragraph at the end. Commission members had no comments.

The chair asked for a motion to allow the package of amendments to proceed to public hearing in December.

**MOTION:** (Stone/Thomas) So moved.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

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**Announcements.**

Mr. Wright reminded commission members of the MPCA annual conference on November 9, 2020, from 9:00 a.m. until 4:00 p.m. Due to COVID-19, the conference will be held virtually. Hagerstown Planning Staff will be making a presentation on how the City of Hagerstown worked to keep board meetings on track during the pandemic. There is no charge to participate in the virtual format.

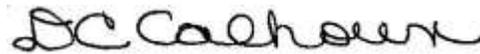
**Adjourn.**

It was moved and seconded that the meeting adjourn (7:35 p.m.)

11/4/2020

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Approved



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Debra C. Calhoun - Secretary