

**Planning Commission
MINUTES – Regular Meeting**

**April 28, 2021
City of Hagerstown, Maryland**

Douglas S. Wright, Jr., chair, opened the meeting at 7:01 p.m., on Wednesday, April 28, 2021. Also present or participating via Zoom were Commission Members C. Davis (Zoom), S. McIntire (Zoom), C. Ploscaru (Zoom), J. Stone and R. Thomas. The following staff members were present: K. Maher, Director of Planning and Code Administration; S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner (Zoom); and D. Calhoun, Planning Commission Secretary. **(NOTE: Planning Commission revisions are indicated in red text.)**

REGULAR MEETING

Roll Call.

Commission member J. Wheeler was absent.

Approval of Minutes:

March 31, 2021:

MOTION: (Thomas/Davis) I make a motion that we approve the March 31 minutes.
DISCUSSION: None.
ACTION: APPROVED (ABSTAIN – Stone)

April 5, 2021 – Special Meeting:

Mr. Thomas pointed out a typographical error on page 2, second full paragraph, third line: “The plans for R. *Paul* Smith Boulevard have been available . . .”

MOTION: (Stone/Thomas) I make a motion to approve the minutes as amended.
DISCUSSION: None.
ACTION: APPROVED (Unanimous)

Development Review:

Burhans Village, Final Plat, Case No. S-2021-01.

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Staff Report: (Copy of the staff report is in the meeting file.) This plat is for development of Burhans Village consisting of one public street, one alley extension, 52 townhouse lots, two semi-detached dwelling lots facing Carrollton Avenue, three forest conservation easement areas, four open space lots, two stormwater management lots and two “out lots.”

The plan was routed to all agencies for comment and all review agencies have approved it with the exception of the Parks and Engineering Department, the Electric Division of the Utilities Department, and the Planning and Code Administration Department. These agencies have provided conditional approvals. Planning will require that the Homeowners Association (HOA) documents be recorded prior to the recordation of the final plat with a reference to the HOA document recordation be noted on the final plat. Comments were received from Washington County Public Schools with regard to school capacity; however, the City of Hagerstown does not have an Adequate Public Facilities Ordinance at this time for school capacity. (Ms. Maher arrived.)

Commission/Applicant Discussion: Gordon Poffenberger of Fox & Associates, Inc., engineers for the project, was present. Mr. Wright asked that staff’s memo be amended to say “final plat” in the first line. He also pointed out a hatched rectangle on Lot 33 on Sheet 3 of 8 that does not have an explanation. Mr. Poffenberger stated that that is a drainage easement that did not get labeled. He stated that omission would be corrected. There were no additional comments or concerns by the commission.

MOTION: (Thomas/Davis) I move to approve the final plat pending approval from the City Engineer, the Light Department, and the Planning Department, as well as the correction to the drawing on Lot 33.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Planning Commission Business.

Election of Officers.

MOTION: (Thomas/Davis) I move that we maintain the present officers from the past.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Small-Scale Breweries Text Amendment. Ms. Maher informed the commission that the City’s Economic Development staff would like to speak with the commission about experiences they have had with potential brewery businesses. Economic Development staff inquired whether the commission would be amenable to a special work session next week to discuss the issue. Several

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commission members indicated they were unavailable next week. Planning staff will put this on the commission’s agenda for the May 12 meeting.

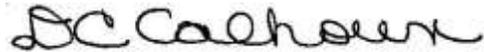
Announcements.

None.

Adjourn. It was moved and seconded that the meeting adjourn (7:10 p.m.)

5/12/2021

Approved



Debra C. Calhoun – Secretary