

Douglas S. Wright, Jr., chair, opened the meeting at 7:00 p.m., on Wednesday, May 26, 2021. Also present or participating via Zoom were Commission Members C. Davis (Zoom), S. McIntire, C. Ploscaru (Zoom), J. Stone, R. Thomas, and J. Wheeler (Zoom). The following staff members were present: S. Bockmiller, Development Planner/Zoning Administrator; M. Flick, Planner; and D. Calhoun, Planning Commission Secretary.

REGULAR MEETING

Roll Call.

All commission members participated in the meeting.

Approval of Minutes:

May 12, 2021:

MOTION: (Davis/Stone) So moved (to approve the minutes of May 12).

DISCUSSION: Mr. Thomas pointed out that the word “the” is missing on the third page, first full paragraph, first line (“Mr. Thomas asked what *the* project’s impact will be. . .”)

ACTION: APPROVED AS AMENDED (ABSTAIN – McIntire, Wright)

Development Review:

ModWash – 1394 South Potomac Street (Oak Ridge Mills), Site Plan, Case No. ZS-2021-05.

Staff Report: (Copy of the staff report is in the meeting file.) This site plan is for the development of a single-bay car wash building adjacent to the existing entrance drive to the residue of the tract. Access will not be directly from South Potomac Street. Nine parking spaces are provided. Seventeen vacuum stations are proposed. At the direction of staff, public sidewalk has been added along the driveway for pedestrian access to the development that will occur in the future on the residue of the parcel. No waivers are required as the plan meets all of the requirements. Street trees are being installed in accordance with the approved forest conservation plan for this property. The forest conservation plan was approved with the mass grading of the parent tract.

The site plan was routed for comments. All review agencies have approved the plan with the exception of the Fire Marshal. Conditional approval was provided by the Fire Marshal subject to

street names being assigned to the driveways. Staff recommended approval, subject to resolution of the remaining Fire Marshal issue.

Commission/Applicant Discussion: Mr. Wright observed that because this is a private road, the commission has no standing to require sidewalks. Mr. Bockmiller stated that the ordinance requires public sidewalks and sidewalks to the front doors of buildings; however sidewalks into a shopping center are a gray area. Staff asked the developer to provide sidewalks to the interior of the residual lot and they obliged. Mr. Wright asked about Washington County Planning’s comments concerning traffic congestion in this area and whether the Hagerstown Planning Commission is bound by those comments. Mr. Bockmiller stated that the site plan was reviewed and approved by the City Engineer’s office so there is an understanding that the City Engineer has considered the traffic impact. Mr. Bockmiller added that traffic studies are being done in this area for significant developments that are being contemplated further south on the Sharpsburg Pike.

MOTION: (Ploscaru/McIntire) I move to accept the site plan as it is, pending approval by the relevant agencies (Fire Marshal).

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Mr. Wright asked about the queuing for the car wash bays. Robert Duncan of Hutton St 17, LLC, developer of the project, explained the stacking strategy—the system operates like a pay station in a parking deck (vehicles go through single file).

Oak Ridge Mills (Lots 1 and 2), Final Plat, Case No. S-2021-05.

Staff Report: (Copy of the staff report is in the meeting file.) This plat is for the creation of two commercial lots fronting on South Potomac Street as part of the Oak Ridge Mills development. Lot 1 contains 1.22 acres and is intended for development for a car wash. Lot 2 is 0.78 acres and no development has been identified for this lot to date. Paved access roads surround this site (to the north and east by driveways part of the Oak Ridge Mills development), and a paved access road to the south between proposed Lot 2 and the existing Sheetz store.

The final plat was routed for review. All agencies have approved the plat with the exception of the Fire Marshal. Conditional approval was provided by the Fire Marshal subject to the assignment of street names to the remainder of the development. In addition the Washington County Plan Review and Permitting Department provided the following comment: “The intersection of Sharpsburg Pike and Oak Ridge Drive is severely failing. Please take that into consideration when adding development to this area.”

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Staff recommended approval, subject to resolution of the remaining issue with the Fire Marshal and any other conditions that may come with their anticipated approval.

Commission/Applicant Discussion: Adam Hager of Frederick, Seibert & Associates, Inc., engineers for the project, was present. The commission had no questions or comments.

MOTION: (Stone/Thomas) I make a motion to approve, conditioned upon the outstanding Fire Marshal’s comments concerning the street names.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

ESD Concept Plan – 1150 Professional Court – Daniel Michaels.

Staff Report: (Copy of the staff report is in the meeting file.) This sketch plan is for acquisition of land from an adjacent property owner and development of that area for an expanded parking lot. A copy of the City Engineer’s comments is included in the staff memo in the meeting file. The project is exempt from the requirements of the Forest Conservation Ordinance because it is part of a pre-1991 subdivision.

Staff reviewed the sketch plan and found that it has the potential to meet the requirements of the Zoning Ordinance and of the Subdivision and Land Development Ordinance. There does not appear to be a need for design waivers at this time. Staff observed that the area in question is being acquired from a residential care facility. The parking lot appears to come fairly close to the building on that adjoining lot. When developing the site plan, the applicant was advised by staff to pay attention to buffering this proposed parking area from the adjacent institutional-residential building.

Commission/Applicant Discussion: Adam Hager of Frederick, Seibert & Associates, engineers for the project, was present. Mr. Thomas pointed out the steep grade in this area. Mr. Bockmiller said there is an existing stormwater management pond below this steep grade; a significant amount of up grading will be necessary. Mr. Hager added that a retaining wall will be proposed along this property line and the area will be graded down to the proposed stormwater bioretention pond. The existing parking lot is at a higher elevation. The loop in the new parking lot will be going up grade so traffic can get around the building. Mr. Hager stated that there will be a guardrail along the edge to prevent drivers from accidentally driving into the stormwater management pond. When the site plan is submitted for review they will show that and the landscaping.

Commission members asked if any screening is proposed from “12:00 to 2:00” on the circle. Mr. Hager indicated that there will be landscaping, most likely evergreens. He added that his

client began working with the City Engineer early in the project and that the City Engineer has approved the concept. Mr. Stone asked who owns the land that will be added to Dr. Michaels' property. Mr. Bockmiller stated that the property will be obtained from the assisted living facility discussed earlier.

MOTION: (Ploscaru/Davis) I move to approve the ESD sketch plan, provided there is additional screening shown on the plan towards the adjacent residential care facility.

DISCUSSION: None.

ACTION: APPROVED (Unanimous)

Planning Commission Business.

- Mr. Bockmiller announced that he will be on vacation for the next meeting; his plan is to keep plan reviews to a minimum.
- Staff put together a memo that was sent to the development/engineering community. With the way the economy has been going there has been much interest in large residential developments in and out of the city. When staff meets with potential developers, the concepts have been coming back very "old subdivision ordinance." After the developments of the last "boom period" (i.e., Hager's Crossing), staff realized there were problems with the Subdivision Ordinance and it was rewritten. After those amendments were passed, though, residential development dried up for a decade. The memo outlines the expectations for the new Subdivision and Land Development Ordinance and the new Comprehensive Plan. Mr. Wright talked about a residential development near Raleigh, North Carolina, that he visited recently ("Briar Chapel") and promised to get more information and pass it on to staff.

Announcements.

- Mr. Wright announced that the Maryland Planning Commissioners Association (MPCA) will be conducting a free comprehensive plan review workshop on July 16 from 10:00 a.m. until 11:30 a.m. The session will be held virtually; Commission member Davis has already signed up to participate.
- In attendance at this meeting was Mr. Wright's grandson, Austin Suchy, who is working on the Boy Scouts Communications badge which requires him to learn about the different elements of a meeting.

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- Ms. Davis asked if any commission members were planning to attend the fall MPCA meeting in Solomon’s Island. Mr. Wright indicated that he would be attending the meeting which is planned for October 26-27, 2021. The focus will be on “Now What?” which will address issues related to coming out of the pandemic. MPCA feels there will be changes that will take place concerning how people live, the hot housing market and how that is affecting development.

Adjourn. It was moved and seconded that the meeting adjourn (7:37 p.m.)

6/30/2021

Approved



for Debra C. Calhoun – Secretary