

**Douglas S. Wright, Jr., chair, called the meeting to order at 1:05 p.m., on Friday, February 4, 2022, in the Council Chamber, Second Floor, City Hall.**

## **I. Roll Call**

Also present were commission members:

- R. Thomas
- Judy Wheeler – via Zoom
- S. McIntire, ex-officio – via Zoom

Absent members:

- J. Stone, vice-chair
- C. Davis
- T. Martinez

The following staff members were present:

- K. Maher, PCAD Director
- S. Bockmiller, Development Planner/Zoning Administrator
- Megan Flick, Planner

## **II. Development Review**

### **1. ZS-2021-13 – Site Plan – Diesel Repair Training Building – Washington County Technical High School, 50 W. Oak Ridge Drive**

**FC-2021-07 – Forest Conservation Plan– Diesel Repair Training Building – Washington County Technical High School, 50 W. Oak Ridge Drive**

**Staff presentation** - Mr. Bockmiller presented the staff report which is in the meeting packet. The issues identified for the Commission review and action are:

1. Is there sufficient parking?
2. Is the alternative landscape plan acceptable?
3. Approval of the Forest Conservation Plan
4. Approval of the Site Plan with the alternative landscape plan

**Representative of the applicant** – Craig Blymiller, engineer, and WCPS staff, Rob Rollins and Chad Criswell (via Zoom).

**Commission discussion** - Mr. Wright asked about the height and material of the fence and was informed it will be six feet tall and vinyl-coated chain link. Mr. Rollins indicated it is planned for security purposes. Mr. Wright asked about trash enclosures and there will be none. A discussion followed on how the stormwater management plan will work. It will capture existing roof drainage and run-off from new impervious area. Mr. Bockmiller noted it will be 10 feet from the property line. Mr. Rollins indicated it will be behind the building.

**Sufficiency of Parking** – Rob Rollins noted that there are 300+ spaces onsite for the entire campus (including Antietam Academy). There are 100 staff and 157 student permits. 40 students will be added with this new program, but their experience is that not every student will drive. The WCPS feels the parking is adequate.

**MOTION:** Ms. Wheeler made a motion to approve the parking plan. Mr. Thomas seconded and the motion passed unanimously.

**Alternative Landscaping Plan**

**MOTION:** Mr. Thomas made a motion to approve the alternative landscaping plan. Ms. Wheeler seconded and the motion passed unanimously.

**Forest Conservation Plan with Payment in Lieu Proposal**

**MOTION:** Ms. Wheeler made a motion to approve the Forest Conservation Plan, including the PIL proposal. Mr. Thomas seconded, and the motion passed unanimously.

**Site Plan**

**MOTION:** Mr. Thomas made a motion to approve the site plan subject to the outstanding Fire Marshall comments. Ms. Wheeler seconded, and the motion passed unanimously.

**III. Other Business**

Mr. Bockmiller announced that the packets for the February 9 meeting will be delivered Saturday morning. Ms. McIntire announced she will not be at the next meeting.

**IV. Adjournment: 1:20 pm**

*March 9, 2022*  
\_\_\_\_\_  
Date

*K.A. Maher*  
\_\_\_\_\_  
for Kathleen A. Maher, Director, PCAD