

**City of Hagerstown, Maryland**  
 Committed to Safety  
 Dedicated to Partnership and Progress

## MINTUES - HAGERSTOWN PLANNING COMMISSION

**Date:** May 11, 2022  
**Time:** 4:00 PM  
**Location:** City Council Chambers, Second Floor, City Hall, 1 East Franklin Street  
**Attendance:**

Name	In-Person	Remote	Absent
Douglas S. Wright, Chairperson	X		
James W. Stone, Vice Chairperson			X
Judy Wheeler	X		
Ronald Thomas	X		
Christina Davis		X	
Tamara Martinez		X	
Shelley McIntire, Ex-Officio		X	
Staff:			
K. Maher, Director, PCAD	X		
S. Bockmiller, Development Review Planner and Zoning Administrator	X		
M. Flick, Planner	X		
A. Haught, Recording Secretary	X		
D. Reaser, Business Development Specialist, DCED	X		

### Preliminary Matters:

- Call to Order and Instructions from the Chair** - The Chairperson called the meeting to order at 4:01. Attendance of members and staff are reflected in the chart above.
- Approval of Minutes** – April 27, 2022 – Mr. Thomas moved to approve the minutes as presented. Ms. McIntire seconded the motion which passed unanimously, 6-0. (Note: The Chairperson stated that the term “deliberations” should be changed back to “minutes” as this is how it is identified in the by-laws).

### Development Review:

- Antietam Street Parking Deck – North side of West Antietam Street, east of Summit Avenue – ESD Sketch Plan (No file number assigned); Engineer: G. Poffenberger, Fox & Associates.** The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller. The Applicant was represented by Mr. Poffenberger.

Architectural design is most recent, initial plan was to have the stair tower on the left but has been redesigned to have two stair towers on the right side; one on the southeast corner and one on the northeast corner. The presented sketch plan is incorrect but changes are being made. All sketch plans are subject to change at the site plan level. The entry point will be at the back of the garage.

**Action:** After discussion, Ms. Davis made a motion to **approve** the sketch plan, Mr. Thomas seconded. The motion passed. 6-0

2. **Core Development Warehouse – East side of Western Maryland Parkway – ESD Sketch Plan (No file number assigned); Engineer: A. Myers, Frederick, Seibert & Associates.** – The applicant requested that this item be postponed to a later meeting. Staff removed this item from the agenda.
3. **Lois Harrison Boulevard Road Improvement Plans – West side of Dual Highway – Revision of condition of approval from last meeting. Engineer: T. Frederick, Frederick, Seibert & Associates.** The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller.

Mr. Wright summarized the issue at hand. The motion would be to revise previous meeting's condition which states that the staff could not sign the site plan until State Highway Administration provides final approval, and replace it with a condition that no use and occupancy permit for the related warehouses be approved until Lois Harrison Boulevard is complete and open to traffic.

**Action:** After discussion, Ms. Davis made a motion to **change the condition, approved at the last meeting as summarized by Mr. Wright.**

Mr. Thomas seconded the motion. The motion **passed** by a vote of 6-0.

4. **All Star Court Hotel Site Plan – West side of All Star Court – Request to delay top soiling and seeding future site improvement footprint. Engineer: M. Shifler and C. Rock, Fox & Associates.** The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller. The Applicant was represented by Mike Shifler of Fox and Associates.

A second hotel is approved a part of the site plan, but the building site currently has gravel in its proposed location. There are no immediate plans to construct this building. They seek the Planning Commission's approval not to topsoil and seed this area for 48 months, on the belief that the second hotel will be constructed by then, voiding the need to grass the area. Mr. Wright was concerned about trespassers driving ATs on the property, throwing up dust and gravel. Mr. Thomas expressed concern with the 48-month deadline and stated he would prefer a 24 month deadline with an option to return to the Commission for additional extensions. Mr. Wright agreed with shortening the approval period to 24 months. Staff suggested a barrier be constructed so that the area does not become an overflow gravel parking area.

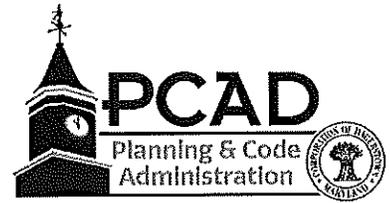
**Action:** After discussion, Mr. Thomas made a motion to approve the time extension with the condition of a barrier being built to prevent use of the area for parking, and reduce the time from 48 months to 24 months. Ms. Davis seconded. The motion passed by a vote of 6-0

#### **Consultations and Workshops:**

None.

#### **Planning Commission Business:**

1. The Planning Commission declined to send any comments to the Board of Zoning Appeals on any of these cases.
2. Resignation of Megan Flick- Ms. Flick announced her resignation from the City, effective the end of May. Members of the Commission thanked her for her years of service and wished her well.



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**Adjournment:**

There being no further business, the meeting was adjourned at 4:47 PM

  
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for Amy Haught, Recording Secretary  
May 25, 2022