



City of Hagerstown, Maryland
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MINUTES - HAGERSTOWN PLANNING COMMISSION

Date: May 25, 2022
Time: 7:00 p.m.
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		

Preliminary Matters:

- Call to Order and Instructions from the Chair** - The Chairperson called the meeting to order at 7:02 p.m. Attendance of members and staff are reflected in the chart above. Staff corrected the agenda to identify the correct project engineer and design firm for Lot 6, Sweeney Drive (being Justin Doty of Frederick, Seibert and Associates).
- Approval of Minutes** – Meeting of May 11, 2022. Ms. Davis moved to **approve** the minutes of May 11, subject to changes as follows: On the workshop for the proposed garage on Antietam Street, adjust the wording to reflect that the two stair towers would be located on the northeast and southeast corners of the building. Ms. Wheeler seconded the motion, which **passed** by a vote of 6 to 0 with 1 abstention (Mr. Stone).

Development Review:

- Brook Meadow Townhouse Subdivision** – North side of Security Road, south of Pangborn Park – Development Plan (P-2021-01) and Forest Conservation Plan (FC-2021-02); Engineer: G. Poffenberger, Fox & Associates. The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller. The Applicant was represented by Gordon Poffenberger of Fox and Associates.

Mr. Bockmiller explained that the alleys, if built to City standards, will be accepted into the City system for long term maintenance. However, the as-needed plowing of snow will be the responsibility of the homeowner's association. There was some discussion regarding the future ownership of the large open space lot. The City may be interested in accepting ownership of that area in order to plant trees to meet stormwater remediation goals, however it is unresolved at this time whether the City would accept it, or if it would remain in the possession of and maintenance by the homeowner's association. Staff will have to approach the Mayor and Council to see if they would be willing to accept ownership of this lot, and this has not happened yet. If accepted by the City, it would be added to Pangborn Park but there is no staff discussion about adding improvements to this area.

Waivers were requested to reduce the required 10-foot buffer for the parking area to 5 feet from the streets.

Action: After discussion, Mr. Stone made a motion to **approve** the waiver request, citing Criteria D used in evaluating waivers. Ms. Wheeler seconded the motion which **passed** by a vote of 7 to 0. Mr. Stone moved to **approve** the Forest Conservation Plan, subject to correcting a minor calculation discrepancy and approving the use of fee in lieu to meet 0.05 acres of obligation. Ms. Davis seconded the motion, which **passed** by a vote of 7 to 0. Mr. Stone then moved to **approve** the development plan, subject to outstanding conditional approvals from review agencies. Ms. Davis seconded the motion. There being no further discussion, the motion **passed** by a vote of 7 to 0.

2. **Hagerstown Community College CDL School** – North side of Northern Avenue – Minor Site Plan (SA-2022-02) - Engineer: A. Hager, Frederick, Seibert & Associates. The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller. The Applicant was represented by Justin Doty of Frederick, Seibert and Associates, who was attending on behalf of Mr. Hager.

The Commission had concerns with the following issues: Use of the parking area by the adjacent car repair business, semi-truck circulation in the proximity of the adjacent restaurant to the east, truck idling, impact on school pedestrians traveling to and from nearby schools and whether sufficient buffering has been provided from adjacent properties.

Action: After discussion, Mr. Thomas made a motion to **table** the site plan until the next meeting in order for the primary engineer on the project to be present for discussion. The motion **passed** by a vote of 6 to 0 (Ms. Martinez was not in the room during the vote).

3. **Lot 6, Sweeney Drive** – South side of the cul-de-sac of Sweeney Drive – Site Plan (ZS-2021-08). Engineer: J. Doty, Frederick, Seibert and Associates. The summary memorandum, which is in the meeting file, was presented by Mr. Bockmiller. The Applicant was represented by Justin Doty of Frederick, Seibert and Associates.

Mr. Bockmiller explained that the adjacent property (formerly Linwood Hollow) would likely be developing soon for a large warehouse development, as the property was recently purchased for that purpose, and is already under contract to be resold for that purpose and staff have had conversations with the pending buyer. The applicant seeks a waiver to use gravel instead of sod along the west side of the building. The Commission was concerned that the path to the trash enclosure was over a graveled area. Mr. Doty committed to revise the plan to reflect the path to and from the enclosure shall be paved with asphalt, concrete or similar non-gravel surface.

Action: After discussion, Mr. Stone made a motion to **approve** the waiver request, citing Criteria C to justify the approval. Ms. McIntire seconded the motion which was approved by a vote of 7 to 0. Ms. McIntire made a motion to **approve** the site plan, with the revision of paving the path to and from the trash enclosure. Ms. Davis seconded the motion. There being no further discussion, the motion **passed** by a vote of 7 to 0.

Consultations and Workshops:

None.

Planning Commission Business:

The Commission offered best wishes to Megan Flick, planner on the City staff for the last five years, whose last day will be May 27, as she is leaving for a new position in a private firm in Arlington, Virginia.

Adjournment:

There being no further business, the meeting was adjourned at 8:08 p.m.



Stephen R. Bockmiller, Acting Recording Secretary

6/8/22