

MINUTES - HAGERSTOWN PLANNING COMMISSION

Date: August 31, 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		
Vacant, Planner	---	---	---
M. Revilla, Recording Secretary	X		

Preliminary Matters:

- 1. Call to Order and Instructions from the Chair** - The Chairperson called the meeting to order at 7:00 p.m. Attendance of members and staff are reflected in the chart above.
- 2. Approval of Minutes – August 10, 2022** – The Commission directed the following changes be made: 1 – change the approval in the Unger project to “approve changes to the previously approved development plan. 2 – The motion regarding City Chapel should read “re-approval of...” 3 – mention technical reasons why the meeting started late, and 4 – minor grammatical changes to the Unger plat regarding neighbors. **Ms. Davis** moved to **approve** the minutes of August 10, 2022 as amended. **Mr. Thomas** seconded the motion which **passed** by a vote of **5-0-1**. **Ms. Martinez** abstained.

Development Review:

None.

Consultations and Workshops:

- 1. Bostetter Property-** South side of Broadfording Road, East of McDade Road and North of Hagers Crossing subdivision.

David Trostle from Frederick, Seibert and Associates and Yovi Sevyn, and Matt Towle from NVR participated. The Commission discussed buffering from McDade Road and Broadfording Road, general lot layout, and potential for pedestrian access to Jonathan Hager Elementary School. The Commission was generally okay with the proposal, stating that the backs of the houses must be well screened from the two exterior roads and the walkway to the adjacent school should be pursued.

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2. **Carlos Spinelli Property-** East side of Potomac Avenue at the CSX railroad crossing. The property owner, Carlos Spinelli and his contractor, Jason Johns participated. The Commission expressed no concern with the need for a variance to the rear setback for coolers, or for the retaining wall along the back property line. The Commission stated that the applicant should work with the City Engineer regarding reducing the currently nearly uncontrolled vehicular access to and from the two adjoining streets and advised the applicant that it will expect sidewalk to be constructed along McComas Street.

Planning Commission Business:

2022 Annual Package of Land Management Code Amendments- Explanation and Discussion.

The Commission began reviewing the proposals for this year. Staff desires to conduct a public review meeting on October 26, if possible. There are fourteen proposals as follows (Commission's response in underlined italics):

Permitting solar farms in the POM District on EPA/MDE remediation sites. No objection.

Relocate and adjust industrial performance standards to apply to all industrial uses (now limited only to industrial districts). No objection.

Clarifying the accessory structure setback requirement from a principal structure. After clarification of the need for and application of this provision, there was no objection.

Minor correction to the Conversion Overlay District section to correct an internal conflict of language. No objection.

Adding thirteen new permitted uses to the INST district and one new use each to the CG and CR Districts. No objection, however some members questioned the appropriateness of including farm produce stands in the INST District.

Permit gambling establishments per Maryland law in the CC-MU and CR Districts. No objection.

Adjustments to the flex building performance standards of the POM District. Asked for more clarification on this, and continued discussion to next meeting to give the Planning Director and the Department of Economic and Community Development the opportunity to participate in the discussion.

Amend the public notice requirements for text and map amendments to be consistent with Maryland Law. No objection, but the Commission requested copies of the applicable State law be provided.

Permit farming in the AT district by right, and not as a pseudo-continuation of a use grandfathered by annexation.

No objection. Regulation of "short term vacation rentals". (No text provided – direction sought on this issue). After discussion, the Commission directed staff to remove this from this year's package, monitor the situation and bring the issue up again when the 2023 packet is proposed.

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Create performance standards for large tracts of raw land in the N-MU District are not developed for suburban-style apartments. No objection, however some members questioned whether the N-MU Zoning District is appropriate for the Harrison tract on the north side of Dual Highway.

Minor adjustments to three standards for wall-mounted signs. No objections.

Regulation of new driveway entrances to public streets from improved residential properties. After some discussion, there was no objection.

Adjournment:

There being no further business and hearing no objection, the Chairperson adjourned the meeting at approximately 9:16 p.m.



Mary Revilla
Recording Secretary

9/14/22